



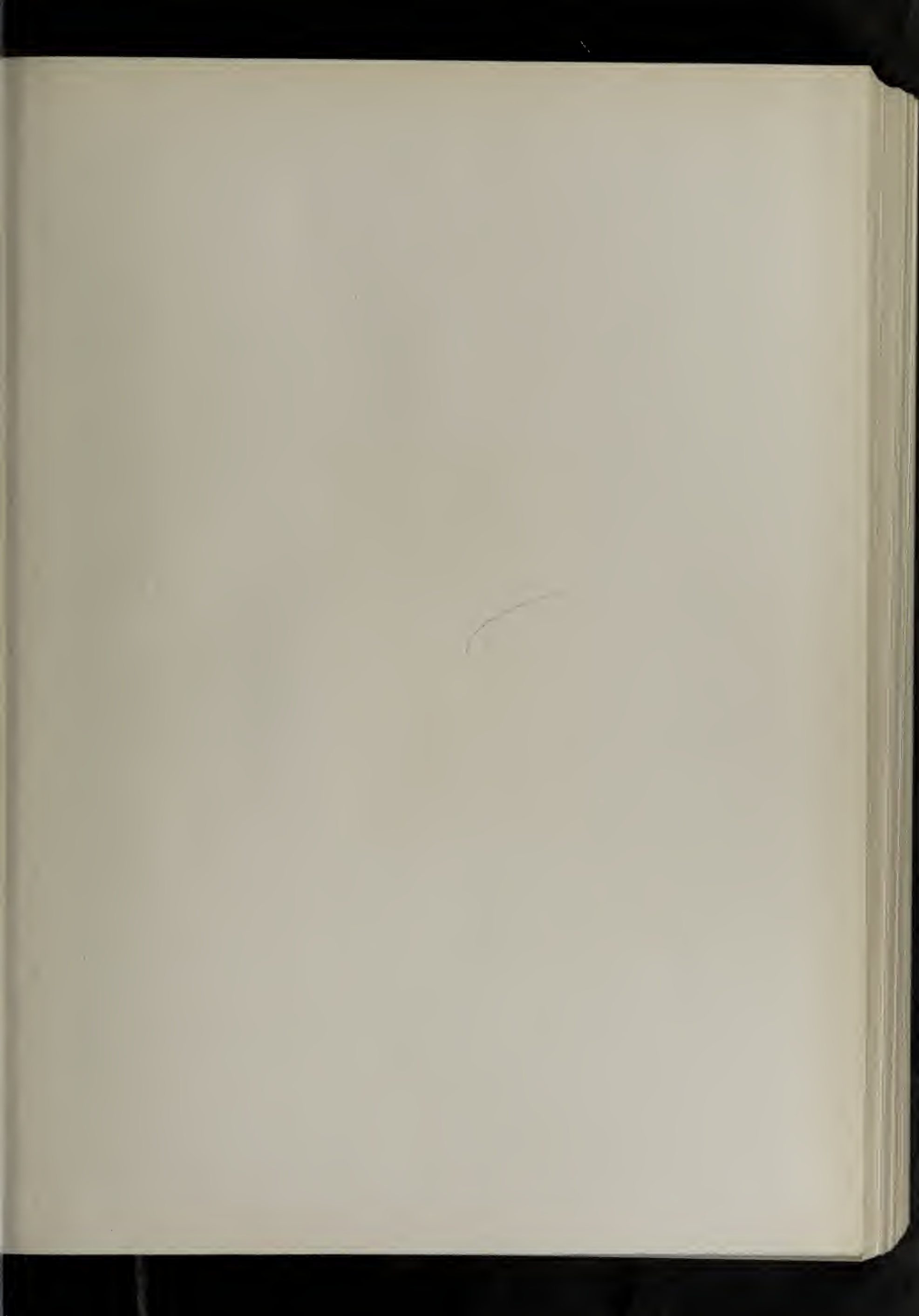
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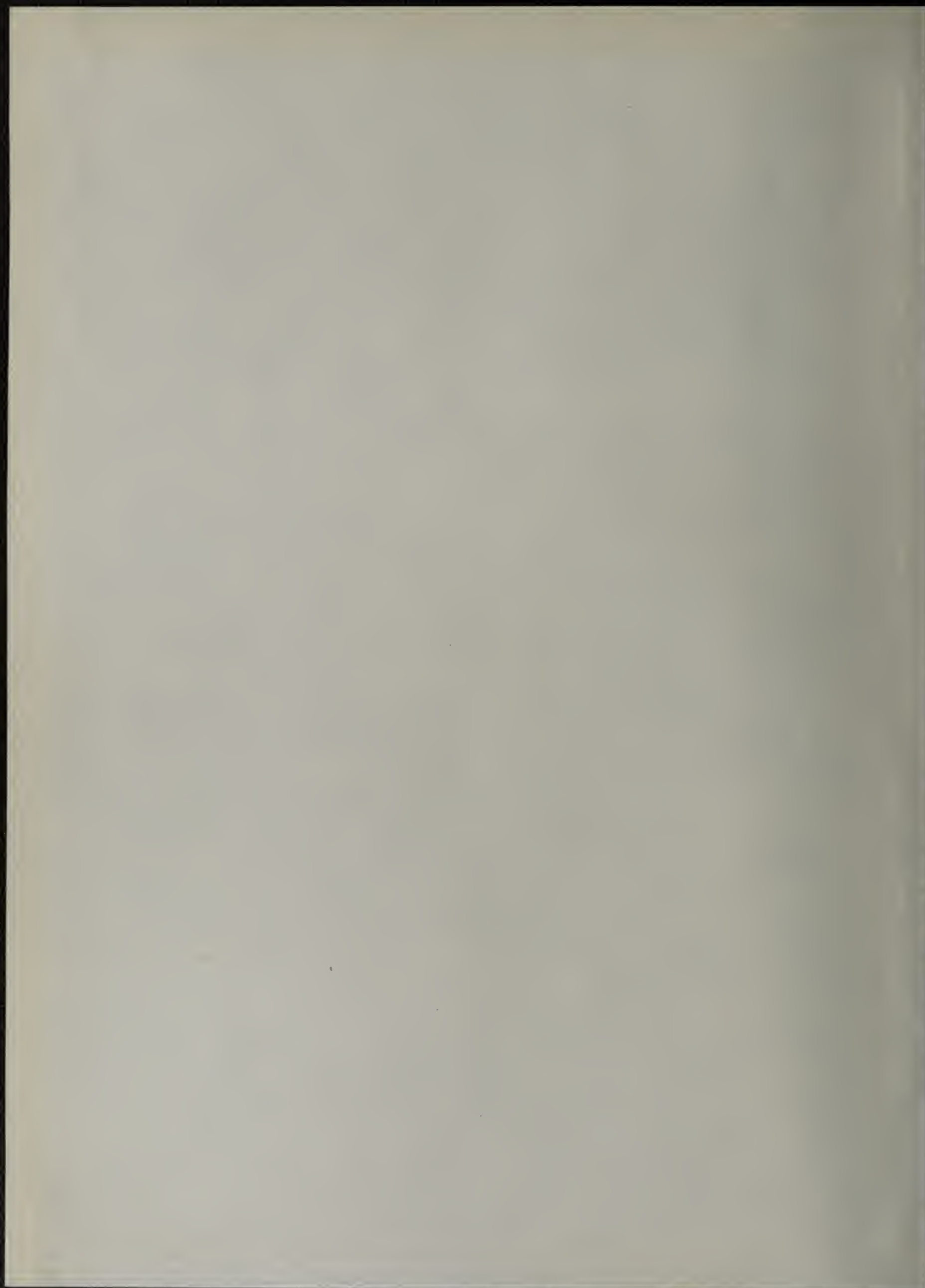
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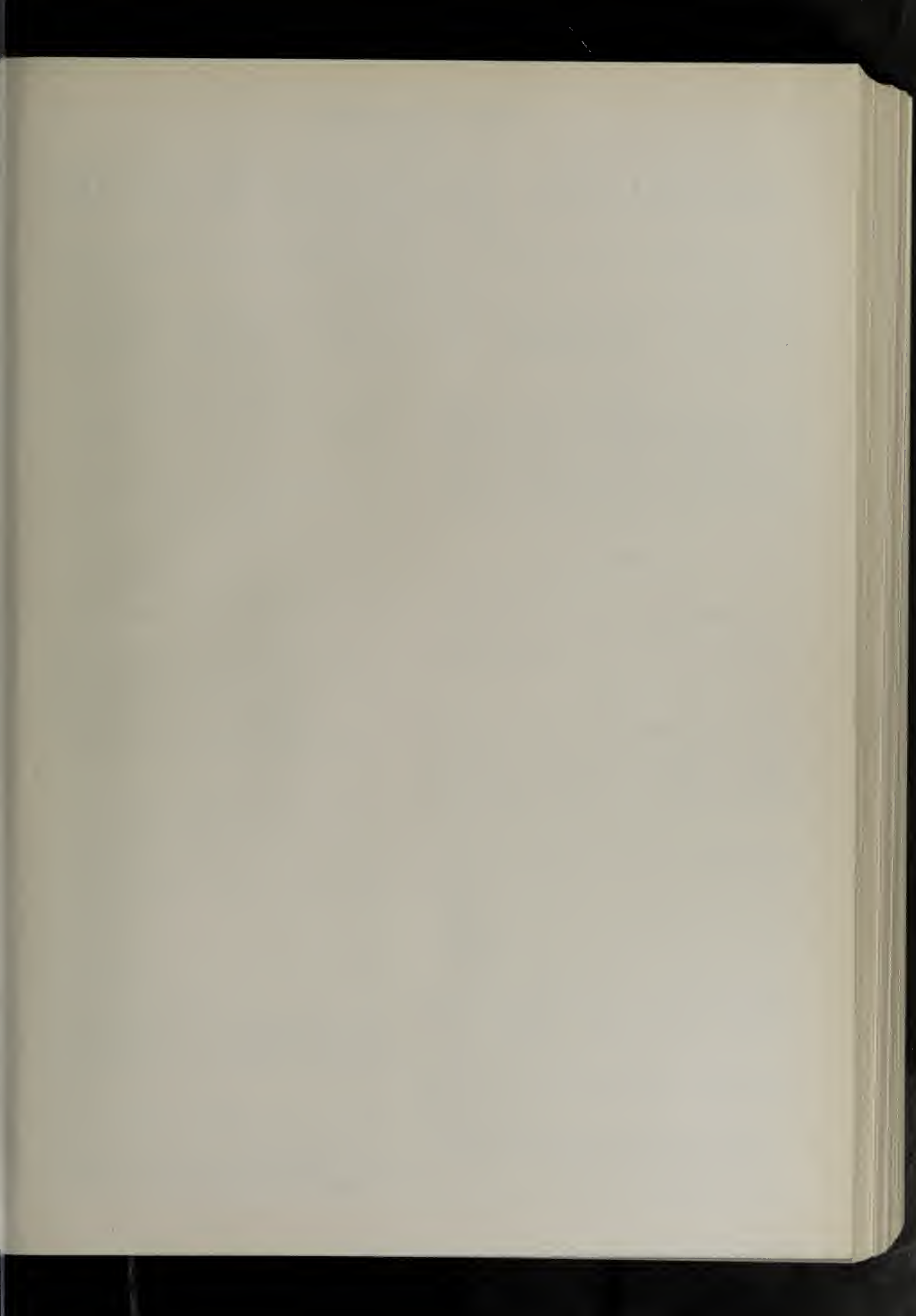
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BULLETIN

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 1

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Docket.

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Appeals as to Multiple Dwellings.

Rules for the Testing and Use of Blended Cements.

Rules Relating to Smoking in Protected Portions of
Factories, and in Special Classes of Occupants.

COURT DECISION

Matter of 117 & 127 West 48th Street Corp. vs. Board:—On June 9, 1953, the Board granted a variance under Section 7, subdivision f, of the Zoning Resolution to permit in a business use district a storage garage as an extension to a garage, previously permitted under Cal. No. 934-50-BZ, Vol. I, on the plot in the rear facing 47th Street, for a term of twenty-five years, including the omission of certain portions of required side courts. The total capacity of the combined buildings exceed 150 cars; Cal. No. 934-50-BZ, Vol. II. Under date of November 30, 1953, the attorneys for the petitioner and for the Board signed a stipulation of discontinuance, and filed such stipulation of discontinuance with the court.

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to December 29, 1953

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887-53-BZ—H.B.Q.—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens, N.B. 4439-53.

888-53-A—F.D.—637 East 132nd street, north side, 150 ft. west of Cypress avenue (1st floor); (Block 2546, Lot 64), Borough of The Bronx, Decision re Order No. 95528 LC.

889-53-BZ—H.B.Q.—136-22 Maple avenue, south side, 136.39 ft. east of Main street and 42-05 Main street, southeast corner of Maple avenue (Block 5135, Lots 1 and 8), Flushing, Borough of Queens, N.B. 4006-53.

890-53-BZ—H.B.M.—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan, Alt. 1759-53.

891-53-BZ—H.B.Q.—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens, N.B. 3991-52.

892-53-A—H.B.Q.—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens, N.B. 3991-52.

893-53-A—F.D.—52 West 8th street, south side, 160 ft. east of Avenue of the Americas (6th); (Block 553, Lot 15), Borough of Manhattan, Decision re Order No. 2304.

894-53-A—F.D. and H.B.M.—34 West 13th street, south side, 395 ft. east of Avenue of the Americas (6th); (Block 576, Lot 22), Borough of Manhattan, Order No. 70500 LF and Alt. 915-53.

895-53-SA—Yula Straight Tube Steam Fuel Oil Heaters, Type B (Bayonet); (preheater), manufactured by Yula Water Heaters, Inc., Appliance.

896-53-BZ—H.B.B.—824-838 Gates avenue, south side, 125 ft. west of Reid avenue (Block 1636, Lots 23 and 29), Borough of Brooklyn, Alt. 2021-53.

897-53-A—H.B.B.—824-838 Gates avenue, south side, 125 ft. west of Reid avenue (Block 1636, Lots 23 and 29), Borough of Brooklyn, Alt. 2021-53.

898-53-A—H.B.Q.—18-03 38th street, southeast corner of Berrian boulevard (Block 813, Lot 34), Long Island City, Borough of Queens, Alt. 2646-53.

899-53-A—H.B.B.—4724 New Utrecht avenue, west side, 44 ft. north of 48th street (Block 5627, Lot 23), Borough of Brooklyn, Alt. 3892-52.

900-53-BZ—H.B.M.—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan, N.B. 159-53.

901-53-SA—Gasinator (gas disposal unit), Models 101 and 500, manufactured by Gasinator Manufacturing Co., Appliance.

902-53-BZ—H.B.B.—1267-1271 Fulton street, north side, 111.0 ft. east of Arlington place (Block 1848, Lots 31 and 32), Borough of Brooklyn, Alt. 5116-53 and Alt. 5117-53.

903-53-BZ—H.B.Bx.—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx, N.B. 1270-53.

904-53-BZ—H.B.B.—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn, Alt. 4913-53.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 5, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 5, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

276-43-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application, July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21, 19A, j of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to factory and storage, with height of entrance to loading platform smaller than permitted.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

Hearing closed; Laid over from December 8, 1953, to December 22, 1953, for inspection and decision without further argument; then to January 5, 1954, for decision after applicant has filed revised plans.

685-53-A

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; then to January 5, 1954, for further consideration by the Board and decision; hearing closed.

397-53-BZ

APPLICANT—Leonard F. Rothkrug, for Caroline Della Monica, owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a two car garage, a four car garage, and a fourteen car garage in addition to existing five car garage.

PREMISES AFFECTED—178-180 15th street, south side, 278 ft. east of 4th avenue (Block 1047, Lots 22 and 23), Borough of Brooklyn.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file revised plans and corrected area plans; then to January 5, 1954, for decision after applicant has submitted additional plan, as requested.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment.

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application, September 19, 1953, reopened October 14, 1953 as Vol. III—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application, May 27, 1953, reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

CALENDAR

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application, May 19, 1953, reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service, Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

7-53-BZ

APPLICANT—Sidney Neubauer, for Harry and Leonard Miller, owners.

SUBJECT—Application January 8, 1953—Application (decision of the borough superintendent) under sections 7e, 7f, 7A and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and to permit the parking of motor vehicles on unbuilt upon portion of plot with curb cuts nearer to the residence use district than permitted.

PREMISES AFFECTED—154-09 North Conduit avenue, 154-23 to 154-29 Rockaway boulevard, northeast corner and 140-14 to 140-22 155th street (Block 12310, Lots 1 and 78), Jamaica, Borough of Queens.

166-53-BZ

APPLICANT—Kenneth W. Milnes, for Peter J. Rosaria D'Arrigo, owner.

SUBJECT—Application March 6, 1953—(decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from telephone exchange to factory, storage and store, (dress manufacturer).

PREMISES AFFECTED—145 Clove road, east side, 126 ft. south of Richmond Terrace (Block 201, Lot 27), West Brighton, Borough of Richmond.

441-53-BZ

APPLICANT—Harry A. Yarish, for S. B. J. Meyer Realty Co., Inc., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, C area district, the removal of third and fourth stories, and the extension of existing store on first floor, using more than the area permitted, and to permit the change in occupancy of second floor from dwellings to showroom.

PREMISES AFFECTED—540 Rockaway avenue, west side, 99 ft. 9 in. south of Sutter avenue (Block 3543, Lot 30), Borough of Brooklyn.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Ber-man, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers, Inc., owner.

SUBJECT—Application, reopened December 15, 1953 for further consideration to consider new proposal (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores, super-market, warehouse), and to permit the parking of patrons cars on unbuilt upon portion of lot, for a term of twenty years.

PREMISES AFFECTED—35-35 24th street and 24-02, 24-08 35th avenue, southeast corner (Block 338, Lot 8), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 5, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon January 5, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

381-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Louis and Edythe M. Blatt.

CALENDAR

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9277-51 issued re N.B. 368-51.

PREMISES AFFECTED—1232 Arnow avenue, south side, 69 ft. 8 in. west of Throop avenue (Block 4525, Lot 32), Borough of The Bronx.

382-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Vasil and Elizabeth Stegun.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8681-51 issued re N.B. 1128-50.

PREMISES AFFECTED—1525 Bantam place, north side, 92.97 ft. west of Woodhull avenue (Block 4534, Lot 75), Borough of The Bronx.

383-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Victor and Anna Peterfesa.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8682-51 issued re N.B. 1129-50.

PREMISES AFFECTED—1523 Bantam place, north side, 124.09 ft. west of Woodhull avenue (Block 4534, Lot 77), Borough of The Bronx.

377-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Paul and Lillian Smerechnak.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy, 8680-51 issued re N.B. 1127-50.

PREMISES AFFECTED—1527 Bantam place, north side, 61.85 ft. west of Woodhull avenue (Block 4535, Lot 74), Borough of The Bronx.

378-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Edward and Fay Love.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9274-51 issued re N.B. 365-51.

PREMISES AFFECTED—1238 Arnow avenue, southwest corner of Throop avenue (Block 4525, Lot 35), Borough of The Bronx.

379-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Isadore and Shirley Egdal.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9275-51 issued re N.B. 366-51.

PREMISES AFFECTED—1236 Arnow avenue, south side, 25 ft. 8 in. west of Throop avenue (Block 4525, Lot 34), Borough of The Bronx.

380-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Bernard and Lillian Strom.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9276-51 issued re N.B. 367-51.

PREMISES AFFECTED—1234 Arnow avenue, south side, 47 ft. 8 in. west of Throop avenue (Block 4525, Lot 33), Borough of The Bronx.

384-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Americo and Josephine D'Andrea.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8683-51 issued re N.B. 1130-50.

PREMISES AFFECTED—1521 Bantam place, north side, 155.67 ft. west of Woodhull avenue (Block 4534, Lot 78), Borough of The Bronx.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

632-45-A

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened July 28, 1953—Vol. IV—re Appeal from a decision of the Borough Superintendent (previously granted on condition).

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M (Block 6568, Lots 20, 21 and 22), Borough of Brooklyn.

981-47-A—Vol. II

APPLICANT—Carl H. Salminen, for Ethel Woodiwiss, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-15 103rd avenue, north side, 99 ft. east of 217th lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

841-53-A

APPLICANT—Carl H. Salminen, for Ethel Woodiwiss, owner.

SUBJECT—Application November 25, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy #986-28.

PREMISES AFFECTED—218-15 103rd avenue, north side, 99 ft. east of 217th lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

98-48-A—Vol. III

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

819-53-A

APPLICANT—O. Edwin Kurth, for Lane Ltd., owner (173-175 East 87th Street Corp., lessee).

SUBJECT—Application November 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173-175 East 87th street, north side, 125 ft. west of 3rd avenue (Block 1516, Lot 30), Borough of Manhattan.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

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PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

752-53-A

APPLICANT—Sidney Daub, for 23 Washington Square, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23 Washington Square North, north side, 134 ft. 8¾ in. east of MacDougal street (Block 551, Lot 12), Borough of Manhattan.

645-52-A

APPLICANT—Joseph Schafran, for Blitzter Realty Co., Inc., owner.

SUBJECT—Application September 9, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Great Jones street, north side, 166 ft. west of Bowery (Block 531, Lot 48), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 12, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed.

247-35-BZ—Vol. II

APPLICANT—DeRose and Cavalieri, for Henry Sauer, owner.

SUBJECT—Application, April 23, 1953, reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont avenue, northeast corner of Erickson place (Block 5381, Lot 38), Borough of The Bronx.

Laid over to November 17, 1953, for inspection and decision—hearing closed on October 27, 1953; then to November 24, 1953, and again to December 15, 1953, for inspection and decision; then to January 12, 1954, for applicant to file further information with the Board as to proposed parking area.

743-45-BZ—Vol. III

APPLICANT—Solomon Jochnowitz, for Garvan Realities, Inc., owner (James Seeman Studios, lessee).

SUBJECT—Application, September 14, 1953, reopened September 29, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from storage garage and repair shop, auto showroom and sales, to factory use.

PREMISES AFFECTED—134-12 Atlantic avenue, south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. west of Van Wyck expressway (Block 9450, Lots 34 and 56), Richmond Hill, Borough of Queens.

Laid over from November 24, 1953, to December 15, 1953, at request of the objector's attorney; applicant to send out notices to owners in affected area; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision.

258-35-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Octagon Laundry, Inc., owner.

SUBJECT—Application, May 20, 1953, reopened June 9, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing wet wash laundry to be used for storage and sorting of laundry and a store; and to permit the erection and maintenance of an extension to the north to be used for dry cleaning, for the storage of furs, boiler room, loading and unloading of laundry; and to convert the present four car garage facing Grove street to a store and bundle storage room; and to permit the open portion to the north for the day parking of patrons, employees and owner's cars.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

Laid over from December 1, 1953, to December 15, 1953, at request of objector's representative; no further requests for adjournment; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application, November 5, 1952, reopened November 5, 1952 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store), using more than the area permitted.

PREMISES AFFECTED—602 Manhattan avenue, east side, 200 ft. south of Nassau avenue (Block 2689, Lot 46), Borough of Brooklyn.

Laid over from December 1, 1953, to December 15, 1953, for inspection and decision—hearing closed; then to January 12, 1954, for inspection and decision.

297-34-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for Anne Cosden, owner.

SUBJECT—Application, August 8, 1952, reopened February 25, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use district, the extension in area of premises and change in occupancy from auto-laundry, grease pits and office, to gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office; and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2705-2717 Nostrand avenue, east side, 340 ft. south of Avenue M (Block 7666, Lots 24 and 25), Borough of Brooklyn.

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Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision without further argument.

290-53-BZ

APPLICANT—Carroll Blake, for Tulbro Realty Corp., owner (Brooklyn Parkside Motors, Inc., lessee).

SUBJECT—Application April 22, 1953—(decision of the borough superintendent) under sections 7f, and 7A of the zoning resolution, to permit in a business use district, the change in occupancy from sale and display and parking of more than five motor vehicles, to gasoline service station, car washing, storage and sale of accessories, with show windows and business entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—1401 86th street, northeast corner of 14th avenue (Block 6340, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

368-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., Inc., owner.

SUBJECT—Application May 15, 1953—(decision of the borough superintendent), under sections 7c, and 21 of the zoning resolution, to permit in a residence and business use, C area district, the change in occupancy of buildings located in the residence use district from chicken market, wet wash laundry, and garage and office to manufacturing of light metal products, including stamping, cutting, plating, assembly, packing and shipping, loading berth, employees lunchroom and offices; and to demolish an existing building and to permit the erection of a one story extension, using more than the area permitted.

PREMISES AFFECTED—413-437 Liberty avenue, 197-209 Vermont street, northeast corner and 154-172 Wyona street (Block 3689, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision.

446-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corp., owner.

SUBJECT—Application June 5, 1953—(decision of the borough superintendent) under section 7c, and 21 of the

zoning resolution, to permit in a local retail use, C area district, the demolition of the three two story frame buildings on the corner of Fulton street and Reid avenue, and to permit the erection of a new two story extension to be used in conjunction with existing meat processing, with offices, toilets and locker rooms on second floor, using more than the area permitted; and to permit the change in use from garage for five cars, and bar and grill to meat processing.

PREMISES AFFECTED—70-74 Marion street, 349-359 Reid avenue, southeast corner and 1763-1775 Fulton street (Block 1695, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

589-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Imperial Accurates, Inc., owner.

SUBJECT—Application August 2, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—2444-2462 65th street and 1502-1504 West 1st street, southwest corner (Block 6605, Lots 6 and 13), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site,

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and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision.

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.
SUBJECT—Application July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.
PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

Laid over from December 22, 1953, to January 12, 1954, for inspection and decision; hearing closed; applicant to file revised plans.

206-44-A—Vol. II

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.
SUBJECT—Application reopened September 22, 1953 as Vol. II—re appeal from a decision of the borough superintendent.
PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.
SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.
PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits.

114-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company and The Penn Mutual Life Insurance Co., owners (Sun Oil Company, lessee).
SUBJECT—Application, August 25, 1953, reopened October 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, lubritorium, washing, accessory sales and office to include parking and storage of motor vehicles.
PREMISES AFFECTED—1916-1938 Linden boulevard, south side, from Pennsylvania avenue to Sheffield avenue; 786-796 Pennsylvania avenue and 787-797 Sheffield avenue (Block 4346, Lots 1, 2, and 6), Borough of Brooklyn.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.
SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.
PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.
SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubritorium, storage and sale of accessories and office.
PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.
SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.
PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.
SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.
PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.
SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.
PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.
SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.
PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.
SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station,

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auto showroom, lubritorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.
PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.
SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, salesroom and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.
PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 12, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon January 12, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

511-53-SM

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.
SUBJECT—Application July 1, 1953—Busatti Plaster.

407-53-SA

APPLICANT—Lydon Brothers, Inc., for Ro-Mag, Inc., owner.
SUBJECT—Application May 19, 1953—Lydon Brothers Industrial Oven, Model 3221 (indirect gas-fired Truck Loading Oven).

292-48-SM

APPLICANT—Frederick Star Contracting Company, for The Waylite Company, owner.
SUBJECT—Application reopened April 21, 1953—re Waylite (lightweight aggregate for use in concrete), previously approved—Re: Amendment to Resolution as to the extended use of Sand with Lightweight Aggregate "Waylite", beyond the Proportions Approved in the Original Resolution.

416-53-A

APPLICANT—William O. Staber, for Joseph A. Dzwil, owner.
SUBJECT—Application May 26, 1953—Appeal from a decision of the borough superintendent, filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed Midtown Highway.
PREMISES AFFECTED—55-46 64th street and 61-57 55th drive, northwest corner (1st floor); (Block 2706, Lot 41), Maspeth, Borough of Queens.

516-53-A

APPLICANT—H. Hurwit, for Berkeley Properties Co., owner.
SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8 East 12th street, south side, 200 ft. east of 5th avenue (Block 569, Lot 10), Borough of Manhattan.

787-53-A

APPLICANT—Livia Forte, owner.
SUBJECT—Application November 5, 1953—filed pursuant

to sec. 36, General City Law re premises do not face on legal street.

PREMISES AFFECTED—38-40 Review avenue, south side, 1136.31 ft. west of Laurel Hill boulevard (Block 312, Lot 1362), Long Island City, Borough of Queens.

459-53-SM

APPLICANT—Simpson Logging Co., owner.
SUBJECT—Application June 8, 1953—Simpson Fissured Mineral Tile.

456-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.
SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model 900.

431-52-SM

APPLICANT—Plastic Appliance Co., owner.
SUBJECT—Philly Fill Vent Box and Spill Guard, Models 41½A and 42A.

776-53-SM

APPLICANT—John L. Curtin, for Glowmeter Corp., owner.
SUBJECT—Application October 20, 1953—Magniglow Astrolite, Model 150, (Projector Screen Material).

669-53-SA

APPLICANT—York-Shipley, Inc., owner.
SUBJECT—Application September 9, 1953—York-Heat Levittowner Gas-Fired Hot Water Heating Boiler, Model GT3-250.

671-52-SM

APPLICANT—Cherokee Brick and Tile Co., owner.
SUBJECT—Application September 19, 1952 Jumbro Brick, Grade SW (3½" x 5½" x 11½", 6").

472-53-SA

APPLICANT—Columbia Appliance Corp., owner.
SUBJECT—Application June 11, 1953—Columbia Dry Cleaning Unit, Model 100.

359-52-SA

APPLICANT—Shields Engineering and Mfg. Co.
SUBJECT—Application May 13, 1952—Shields Pechlor Synthetic Dry Cleaning Unit—Models R-51 and R-51-A.

353-52-SA

APPLICANT—Ayr-Mor Machinery Co., Inc., owner.
SUBJECT—Application April 4, 1952—Ayr-Mor Compact Automatic Dry Cleaning Machine.

462-53-SA

APPLICANT—Remington Arms Co., Inc., owner.
SUBJECT—Application June 10, 1953—Remington Stud Driver, Model 450 (fastening and anchoring tool for structural materials).

196-53-SA

APPLICANT—William M. Wilson's Sons, Inc., owner.
SUBJECT—Application March 16, 1953—Gasboy Consumer Electric Pump (gasoline dispensing pump), Model A-1550.

841-50-SM

APPLICANT—Owens-Corning Fiberglas Corporation.
SUBJECT—Fiberglas Acoustical Tile, Membrane Faced.

823-53-A

APPLICANT—Astor Village Taxpayers Inc., for adjoining owners.
OWNER OF PREMISES—Charlotte Lasko.
SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.
PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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JANUARY 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots.

448-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner.

SUBJECT—Application June 8, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the extension in use and area of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles in residence use portion of plot, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—127-08 Rockaway boulevard and 117-01 to 117-09 127th street, southeast corner (Block 11749, Lot 44), Ozone Park, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

631-53-BZ

APPLICANT—Saul Goldsmith, for 52 Building Corp., owner.

SUBJECT—Application August 27, 1953—(decision of the Borough Superintendent) under section 21 of the zoning resolution, to permit in the business use, C area district portion of plot located in a residence and business use district, the erection and maintenance of a business building (factory), using more than the area permitted.

PREMISES AFFECTED—72-02 51st avenue, 51-01 to 51-13 72nd street, southeast corner; 72-10 to 72-20 51st road and 51-02 to 51-10 72nd place (Block 2461, Lot 16), Winfield, Borough of Queens.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

632-53-BZ

APPLICANT—Ingram S. Carner, for Sam Mintz, owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of two buildings to be used as junk shops for sorting, packing, and baling of scrap metal and rubber (no paper or rags), and to permit the open storage in yard of scrap metal and rubber; and to permit a loading and unloading space nearer to intersection than is permitted.

PREMISES AFFECTED—739-745 East 95th street, 9501-9529 Ditmas avenue, northeast corner and 736-746 East 96th street (Block 8113, Lot 1), Borough of Brooklyn.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument.

662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a retail use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, store, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

663-53-A

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Jewett avenue and Forest avenue.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

689-53-BZ

APPLICANT—Charles M. Spindler, for Sunshine Quaker Laundry Service Inc., and LDB Realty Corp., owners.

SUBJECT—Application September 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a manufacturing use district, the change in occupancy of public garage to steam laundry in conjunction with existing laundry and the extension in height of portions of existing laundry building.

PREMISES AFFECTED—814-818 Lexington avenue, south side, 150 ft. west of Ralph avenue (Block 1638, Lots 21, 22, 23, 24 and 30), Borough of Brooklyn.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

CALENDAR

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

63-42-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Newtal Corp., owner (George D. Lambert, lessee).

SUBJECT—Application, June 17, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the addition of the parking and storage of motor vehicles, and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

672-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter and Anne Cavallo, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension in area of existing chicken market and to permit the use of existing storage space, and to erect and maintain a new store using more than the area permitted.

PREMISES AFFECTED—86-01 101st avenue and 97-51 to 97-59 86th street, northeast corner (Block 9059, Lot 67), Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

489-52-A

APPLICANT—Simon B. Zelnik, for Combination Manhattan Corp., owner (Barricini, Inc., lessee).

SUBJECT—Application June 11, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-23 West 34th street, north side, 450 ft. west of 5th avenue (Block 836, Lot 18), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning January 26, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

CALENDAR

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

467-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Perry Heidelberger, owner (George Garon, lessee).

SUBJECT—Application, October 7, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance on first story of motor vehicle repair shop, and to permit a motor vehicle repair shop in cellar, in addition to garage for more than five motor vehicles.

PREMISES AFFECTED—5070—(5060-5076) Broadway, 501-507 West 215th street, northeast corner and 500 West 216th street and 4036-4050 10th avenue (Block 2232, Lot 18), Borough of Manhattan.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolu-

tion, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street

CALENDAR

(Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H. and T. Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

212-28-BZ—Vol. II

APPLICANT—Hady H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of
December 22, 1953)

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed demolition of an existing gasoline service station and the reconstruction to a gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, car washing, office and sales; previously granted on condition re gasoline service station, parking and storage of motor vehicles, auto laundry, lubritorium, sale of accessories and office.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider reconstruction and repairing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of 20 motor vehicles previously denied re parking and storage of motor vehicles.

PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as V. II, subject to the regular procedure, on the basis of substantial new facts, i.e., increase of area.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of stores, loading and unloading and parking of customers cars, and warehouse for radios, television, electronics, electrical parts and supplies, and distribution, loading and unloading and parking and storage of owners trucks, parking of employees and customers cars; previously granted on condition re erection and maintenance of business building and parking of patrons cars on unbuilt portion of lot, for a term of years.
PREMISES AFFECTED—35-35 24th street and 2402-2408 35th avenue, southeast corner (Block 338, Lot 8), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Morris Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, and set for hearing January 5, 1954, at 10 A.M., subject to

the regular procedure, to consider a new proposal, waiving all requirements except a new decision of the Borough Superintendent, which has been filed and to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

571-52-BZ

APPLICANT—Fred Safran, for Regent Venetian Blind Mfg. Co., owner.
SUBJECT—Application July 25, 1952—(decision of the borough superintendent) under the zoning resolution, to permit in a local retail use district the alteration of an existing building for the manufacture of venetian blinds.
PREMISES AFFECTED—401-403 East 11th street and 182 1st avenue, northeast corner (Block 439, Lot 1), Borough of Manhattan.
APPEARANCES—
For Applicant: Fred Safran.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn on request of applicant.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tongs and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days, respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
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Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 12, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed.

247-35-BZ—Vol. II

APPLICANT—DeRose and Cavalieri, for Henry Sauer, owner

SUBJECT—Application, April 23, 1953, reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont avenue, northeast corner of Erickson place (Block 5381, Lot 38), Borough of The Bronx.

Laid over to November 17, 1953, for inspection and decision—hearing closed on October 27, 1953; then to November 24, 1953, and again to December 15, 1953, for inspection and decision; then to January 12, 1954, for applicant to file further information with the Board as to proposed parking area.

743-45-BZ—Vol. III

APPLICANT—Solomon Jochnowitz, for Garvan Realities, Inc., owner (James Seeman Studios, lessee).

SUBJECT—Application, September 14, 1953, reopened September 29, 1953 as Vol. III—re (decision of the borough

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superintendent) under section 7c of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from storage garage and repair shop, auto showroom and sales, to factory use.

PREMISES AFFECTED—134-12 Atlantic avenue, south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. west of Van Wyck expressway (Block 9450, Lots 34 and 56), Richmond Hill, Borough of Queens.

Laid over from November 24, 1953, to December 15, 1953, at request of the objector's attorney; applicant to send out notices to owners in affected area; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision.

258-35-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Octagon Laundry, Inc., owner.

SUBJECT—Application, May 20, 1953, reopened June 9, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing wet wash laundry to be used for storage and sorting of laundry and a store; and to permit the erection and maintenance of an extension to the north to be used for dry cleaning, for the storage of furs, boiler room, loading and unloading of laundry; and to convert the present four car garage facing Grove street to a store and bundle storage room; and to permit the open portion to the north for the day parking of patrons, employees and owner's cars.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

Laid over from December 1, 1953, to December 15, 1953, at request of objector's representative; no further requests for adjournment; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application, November 5, 1952, reopened November 5, 1952 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store), using more than the area permitted.

PREMISES AFFECTED—602 Manhattan avenue, east side, 200 ft. south of Nassau avenue (Block 2689, Lot 46), Borough of Brooklyn.

Laid over from December 1, 1953, to December 15, 1953, for inspection and decision—hearing closed; then to January 12, 1954, for inspection and decision.

297-34-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for Anne Cosden, owner.

SUBJECT—Application, August 8, 1952, reopened February 25, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use district, the extension in area of premises and change in occupancy from auto-laundry, grease pits and office, to gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office; and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2705-2717 Nostrand avenue, east side, 340 ft. south of Avenue M (Block 7666, Lots 24 and 25), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision without further argument.

290-53-BZ

APPLICANT—Carroll Blake, for Tulbro Realty Corp., owner (Brooklyn Parkside Motors, Inc., lessee).

SUBJECT—Application April 22, 1953—(decision of the borough superintendent) under sections 7f, and 7A of the zoning resolution, to permit in a business use district, the change in occupancy from sale and display and parking of more than five motor vehicles, to gasoline service station, car washing, storage and sale of accessories, with show windows and business entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—1401 86th street, northeast corner of 14th avenue (Block 6340, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

368-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., Inc., owner.

SUBJECT—Application May 15, 1953—(decision of the borough superintendent), under sections 7c, and 21 of the zoning resolution, to permit in a residence and business use, C area district, the change in occupancy of buildings located in the residence use district from chicken market, wet wash laundry, and garage and office to manufacturing of light metal products, including stamping, cutting, plating, assembly, packing and shipping, loading berth, employees lunchroom and offices; and to demolish an existing building and to permit the erection of a one story extension, using more than the area permitted.

PREMISES AFFECTED—413-437 Liberty avenue, 197-209 Vermont street, northeast corner and 154-172 Wyona street (Block 3689, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision.

446-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corp., owner.

SUBJECT—Application June 5, 1953—(decision of the borough superintendent) under section 7c, and 21 of the zoning resolution, to permit in a local retail use, C area district, the demolition of the three two story frame buildings on the corner of Fulton street and Reid avenue.

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and to permit the erection of a new two story extension to be used in conjunction with existing meat processing, with offices, toilets and locker rooms on second floor, using more than the area permitted; and to permit the change in use from garage for five cars, and bar and grill to meat processing.

PREMISES AFFECTED—70-74 Marion street, 349-359 Reid avenue, southeast corner and 1763-1775 Fulton street (Block 1695, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

589-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Imperial Accurates, Inc., owner.

SUBJECT—Application August 2, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—2444-2462 65th street and 1502-1504 West 1st street, southwest corner (Block 6605, Lots 6 and 13), Borough of Brooklyn.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision.

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

Laid over from December 22, 1953, to January 12, 1954, for inspection and decision; hearing closed; applicant to file revised plans.

206-44-A—Vol. II

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits.

276-43-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application, July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21, 19A, j of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to factory and storage, with height of entrance to loading platform smaller than permitted.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

Hearing closed; Laid over from December 8, 1953, to December 22, 1953, for inspection and decision without further argument; then to January 5, 1954, for decision after applicant has filed revised plans; then to January 12, 1954, for applicant to file revised plans.

685-53-A

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of

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the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; then to January 5, 1954, for further consideration by the Board and decision; hearing closed; then to January 12, 1954, for applicant to discuss with owner matter of withdrawal.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment.

114-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company and The Penn Mutual Life Insurance Co., owners (Sun Oil Company, lessee).

SUBJECT—Application, August 25, 1953, reopened October 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in use and area of existing gasoline service station, lubritorium, washing, accessory sales and office to include parking and storage of motor vehicles.

PREMISES AFFECTED—1916-1938 Linden boulevard, south side, from Pennsylvania avenue to Sheffield avenue; 786-796 Pennsylvania avenue and 787-797 Sheffield avenue (Block 4346, Lots 1, 2, and 6), Borough of Brooklyn.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the

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zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubritorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.
PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.
SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, salesroom and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.
PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

509-53-A

APPLICANT—Technicon Chemical Co., Inc., owner.
SUBJECT—Application July 1, 1953—Appeal from a decision of the fire commissioner re: Packaging of combustible mixture known as "Paraway" in glass containers, in New York City (capacity of glass containers greater than permitted by Administrative Code).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 12, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 12, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

511-53-SM

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.
SUBJECT—Application July 1, 1953—Busatti Plaster.

407-53-SA

APPLICANT—Lydon Brothers, Inc., for Ro-Mag, Inc., owner.
SUBJECT—Application May 19, 1953—Lydon Brothers Industrial Oven, Model 3221 (indirect gas-fired Truck Loading Oven).

292-48-SM

APPLICANT—Frederick Star Contracting Company, for The Waylite Company, owner.
SUBJECT—Application reopened April 21, 1953—re Waylite (lightweight aggregate for use in concrete), previously approved—Re: Amendment to Resolution as to the extended use of Sand with Lightweight Aggregate "Waylite", beyond the Proportions Approved in the Original Resolution.

459-53-SM

APPLICANT—Simpson Logging Co., owner.
SUBJECT—Application June 8, 1953—Simpson Fissured Mineral Tile.

456-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.
SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model 900.

431-52-SM

APPLICANT—Plastic Appliance Co., owner.
SUBJECT—Philly Fill Vent Box and Spill Guard, Models 41½A and 42A.

776-53-SM

APPLICANT—John L. Curtin, for Glowmeter Corp., owner.
SUBJECT—Application October 20, 1953—Magniglow Astrolite, Model 150, (Projector Screen Material).

669-53-SA

APPLICANT—York-Shipley, Inc., owner.
SUBJECT—Application September 9, 1953—York-Heat Levittowner Gas-Fired Hot Water Heating Boiler, Model GT3-250.

671-52-SM

APPLICANT—Cherokee Brick and Tile Co., owner.
SUBJECT—Application September 19, 1952—Jumbro Brick, Grade SW (3½" x 5½" x 11½", 6").

472-53-SA

APPLICANT—Columbia Appliance Corp., owner.
SUBJECT—Application June 11, 1953—Columbia Dry Cleaning Unit, Model 100.

359-52-SA

APPLICANT—Shields Engineering and Mfg. Co.
SUBJECT—Application May 13, 1952—Shields Pechlor Synthetic Dry Cleaning Unit—Models R-51 and R-51-A.

353-52-SA

APPLICANT—Ayr-Mor Machinery Co., Inc., owner.
SUBJECT—Application April 4, 1952—Ayr-Mor Compact Automatic Dry Cleaning Machine.

462-53-SA

APPLICANT—Remington Arms Co., Inc., owner.
SUBJECT—Application June 10, 1953—Remington Stud Driver, Model 450 (fastening and anchoring tool for structural materials).

196-53-SA

APPLICANT—William M. Wilson's Sons, Inc., owner.
SUBJECT—Application March 16, 1953—Gasboy Consumer Electric Pump (gasoline dispensing pump), Model A-1550.

841-50-SM

APPLICANT—Owens-Corning Fiberglas Corporation.
SUBJECT—Fiberglas Acoustical Tile, Membrane Faced.

416-53-A

APPLICANT—William O. Staber, for Joseph A. Dzwil, owner.
SUBJECT—Application May 26, 1953—Appeal from a decision of the borough superintendent, filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed Midtown Highway.
PREMISES AFFECTED—55-46 64th street and 61-57 55th drive, northwest corner (1st floor); (Block 2706, Lot 41), Maspeth, Borough of Queens.

516-53-A

APPLICANT—H. Hurwit, for Berkeley Properties Co., owner.
SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8 East 12th street, south side, 200 ft. east of 5th avenue (Block 569, Lot 10), Borough of Manhattan.

787-53-A

APPLICANT—Livia Forte, owner.
SUBJECT—Application November 5, 1953—filed pursuant to sec. 36, General City Law re premises do not face on legal street.
PREMISES AFFECTED—38-40 Review avenue, south side, 1136.31 ft. west of Laurel Hill boulevard (Block 312, Lot 1362), Long Island City, Borough of Queens.

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532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

819-53-A

APPLICANT—O. Edwin Kurth, for Lane Ltd., owner (173-175 East 87th Street Corp., lessee).

SUBJECT—Application November 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173-175 East 87th street, north side, 125 ft. west of 3rd avenue (Block 1516, Lot 30). Borough of Manhattan.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

565-53-A

APPLICANT—Lama, Proskauer and Prober, for Fedders-Quigan Corp., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th place, northwest corner (Block 2678, Lot 1), Maspeth, Borough of Queens.

823-53-A

APPLICANT—Astor Village Taxpayers Inc., for adjoining owners.

OWNER OF PREMISES—Charlotte Lasko.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.

PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots.

448-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner.

SUBJECT—Application June 8, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7A of the

zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the extension in use and area of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles in residence use portion of plot, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—127-08 Rockaway boulevard and 117-01 to 117-09 127th street, southeast corner (Block 11749, Lot 44), Ozone Park, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

631-53-BZ

APPLICANT—Saul Goldsmith, for 52 Building Corp., owner.

SUBJECT—Application August 27, 1953—(decision of the Borough Superintendent) under section 21 of the zoning resolution, to permit in the business use, C area district portion of plot located in a residence and business use district, the erection and maintenance of a business building (factory), using more than the area permitted.

PREMISES AFFECTED—72-02 51st avenue, 51-01 to 51-13 72nd street, southeast corner; 72-10 to 72-20 51st road and 51-02 to 51-10 72nd place (Block 2461, Lot 16), Winfield, Borough of Queens.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

632-53-BZ

APPLICANT—Ingram S. Carner, for Sam Mintz, owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of two buildings to be used as junk shops for sorting, packing, and baling of scrap metal and rubber (no paper or rags), and to permit the open storage in yard of scrap metal and rubber; and to permit a loading and unloading space nearer to intersection than is permitted.

PREMISES AFFECTED—739-745 East 95th street, 9501-9529 Ditmas avenue, northeast corner and 736-746 East 96th street (Block 8113, Lot 1), Borough of Brooklyn.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument.

662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a retail use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, store, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

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663-53-A

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).
SUBJECT—Application August 26, 1953—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Jewett avenue and Forest avenue.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

689-53-BZ

APPLICANT—Charles M. Spindler, for Sunshine Quaker Laundry Service Inc., and LDB Realty Corp., owners.
SUBJECT—Application September 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a manufacturing use district, the change in occupancy of public garage to steam laundry in conjunction with existing laundry and the extension in height of portions of existing laundry building.

PREMISES AFFECTED—814-818 Lexington avenue, south side, 150 ft. west of Ralph avenue (Block 1638, Lots 21, 22, 23, 24 and 30), Borough of Brooklyn.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

63-42-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Newtal Corp., owner (George D. Lambert, lessee).

SUBJECT—Application, June 17, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the addition of the parking

and storage of motor vehicles, and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

672-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter and Anne Cavallo, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension in area of existing chicken market and to permit the use of existing storage space, and to erect and maintain a new store using more than the area permitted.

PREMISES AFFECTED—86-01 101st avenue and 97-51 to 97-59 86th street, northeast corner (Block 9059, Lot 67), Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon January 19, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

CALENDAR

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

98-48-A—Vol. III

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

489-52-A

APPLICANT—Simon B. Zelnik, for Combination Manhattan Corp., owner (Barricini, Inc., lessee).

SUBJECT—Application June 11, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-23 West 34th street, north side, 450 ft. west of 5th avenue (Block 836, Lot 18), Borough of Manhattan.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning January 26, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side,

from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

467-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Perry Heidelberger, owner (George Garon, lessee).

SUBJECT—Application, October 7, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance on first story of motor vehicle repair shop, and to permit a motor vehicle repair shop in cellar, in addition to garage for more than five motor vehicles.

PREMISES AFFECTED—5070—(5060-5076) Broadway, 501-507 West 215th street, northeast corner and 500 West 216th street and 4036-4050 10th avenue (Block 2232, Lot 18), Borough of Manhattan.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubricatorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

CALENDAR

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h

of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H. and T. Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application, September 19, 1953, reopened October 14, 1953 as Vol. III—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application, May 27, 1953, reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

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PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application, May 19, 1953, reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service, Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Berman, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f, and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the

CALENDAR

erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.
PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.
SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.
PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

488-53-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.
SUBJECT—Application June 25, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard (Block 12381, Lot 29), Jamaica, Borough of Queens.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.
SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.
PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.
SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.
SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).
SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.
PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

HARRIS M. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

212-28-BZ—Vol. II

APPLICANT—Hady H. Craigwell, for David Margulies, owner.
SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.
PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.
Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

HARRIS M. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 5, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 15, 1953 and December 22, 1953, were approved as printed in the Bulletins of December 22, 1953 and December 29, 1953, Vol. 38, Nos. 51 and 52.

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.
SUBJECT—Application reopened October 14, 1953 as Vol.

III—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop, to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi and Lester Grossman.
For Opposition: Abram Shlefstein, Milton Mitwell, Joseph Montemarano, Paul Cicconi, Louis Giordina, Solomon Halfon, Anthony Vaccaro, Luigi DiFramcenco and Salvatore P. Muriella.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over to February 2, 1954, at 10 A.M. for inspection and decision.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. Haus.
For Opposition: Walter Halaghda and Donato Fenelli.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 10 A.M. at request of objector's representative; no further requests for adjournment.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank J. Ross and Patrick D. Concagh.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

276-43-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application, July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21, 19A, j of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to factory and storage, with height of entrance to loading platform smaller than permitted.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Opposition: A. B. Tamor and Thomas J. McManus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 10 A.M. for applicant to file revised plans; hearing previously closed.

685-53-A

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 10 A.M. in conjunction with Cal. 276-43-BZ, Vol. III; hearing previously closed.

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, David J. Jacofsky and Irving Antler.

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For Opposition: Albert L. Montbellier, Edward Kemp, Howard Herbst, Mary Herbst, Mary Ann Internicola, Gertrude Joneill and Vincent J. Internicola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Application: Simeon Heller and G. Lippe.

For Opposition: Douglas A. Witschieben.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Simeon Heller and G. Lippe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision in conjunction with Cal. 743-52-BZ.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Hearing closed; laid over to January 12, 1954, at 10 A.M. for applicant to discuss with owner matter of withdrawal.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A-multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127-81 and 101-91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold Rothstein and George Lane.

For Opposition: George N. Brickfield, Solomon Kletzelman, Ralph J. Favilla, George F. Brennan, Antonia Cardlin, Minnie Katzelman, Helen Kudia, Ann Boscovich, Victoria Zahra, Dora Holtorf, Alice Johnson, Ralph L. Buono, Rosalie Leslie, Joseph Savarese, Thomas J. Long, Bernard Misbin, Jeunio Johnson, Samuel W. Lyons, Arthur J. Tuveri, Roy Noto, Gladys A. Zinn, Catherine F. Stillwell, Kathlee Smith, Veronica E. Panico and Denis Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Hearing closed; laid over to January 12, 1954, at 10 A.M.; applicant and objector to file briefs.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Berman, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of 20 years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to February 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

7-53-BZ

APPLICANT—Sidney Neubauer, for Harry and Leonard Miller, owners.

SUBJECT—Application January 8, 1953—Application (decision of the borough superintendent) under sections 7e, 7f, 7A and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), storage and sale of accessories and to permit the parking of motor vehicles on unbuilt upon portion of plot with curb cuts nearer to the residence use district than permitted.

PREMISES AFFECTED—154-09 North Conduit avenue, 154-23 to 154-29 Rockaway Blvd., northeast corner and 140-14 to 140-22 155th street (Block 12310, Lots 1 and 78), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 1, 1953 after due notice by publication in the Bulletin; taken off the calendar for a new date of hearing to be set; then set for hearing on January 5, 1954; and

WHEREAS, the applicant failed to notify owners of property affected; and

WHEREAS, at the public hearing on January 5, 1954 there was no appearance on behalf of the applicant, although he was duly notified.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers, Inc., owner.

SUBJECT—Application reopened December 15, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building, (stores, super-market, warehouse), and to permit the parking of patrons cars on unbuilt upon portion of lot, for a term of twenty years.

PREMISES AFFECTED—35-35 24th street and 24-02, 24-08 35th avenue, southeast corner (Block 388, Lot 8), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, on May 5, 1953 this application was granted by the Board on certain conditions, under sections 7e and 7h of the zoning resolution, for a term of twenty years, to permit in a residence use district the erection and maintenance of a

business building (stores, supermarket, warehouse), and to permit the parking of patrons' cars on the unbuilt upon portion of the lot, affecting premises 35-35 24th street and 2402-2408 35th avenue, southeast corner (Block 338, Lot 8), Long Island City, Borough of Queens; and

WHEREAS, this application was reopened on December 15, 1953 and set for hearing on January 5, 1954 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1953 acting on amendment to N.B. 4277-52, reads:

"1. Proposed erection of stores, loading and unloading and parking of customers cars, and warehouse for radios, television, electronics, electrical parts and supplies, and distribution, loading and unloading and parking & storage of owners trucks, parking of employees & customers cars on a plot located in a residence use district is contrary to Art. II Sect. 3 of the zoning resolution and the resolution of the Board under Cal. #611-52-BZ."

and

WHEREAS, new plans, seven sets, four sheets each, received with letter, marked "Received November 24, 1953," differ with plan marked "Received February 20, 1953," one sheet and plans marked "Received September 5, 1953," four sheets, as follows: new plans only show structure at northerly end of site fronting on 35th avenue (90.93' x 70.0'), with a cellar; plans filed with application dated September 5, 1953 show cellar 90.93 ft. by 307 ft.; new plan of 1st floor shows structure at northerly end of site facing on 35th avenue and 24th street (90.93 x 70), with vacant portion adjoining at south of structure, 118.4 ft. fronting on 24th street to be used for loading and unloading, parking of customers' and employees' cars; that adjoining vacant portion is shown a warehouse 190 ft. fronting on 24th street, and adjoining this structure to the south, a vacant portion 62 ft. front to be used for loading and unloading and parking of owner's trucks; that plans received with application dated September 5, 1953 and approved by resolution, show structure 90.93 ft. by 307 ft. with open portion at southerly end of plot 133.40 ft. by 116.84 ft. for parking of patrons' cars; that the recommendation of the Board, re, relocating parking lot, has been complied with.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, by adding thereto:

"that in the event the owner desires to rearrange the use on the premises as now proposed and as indicated on revised plans filed with this application, marked 'Received November 24, 1953, (4 sheets)' such change in use and arrangement may be permitted, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto where not inconsistent with the resolution adopted on May 5, 1953; that complete working drawings shall be submitted as thereunder required, before same are submitted to the borough superintendent, within three (3) months from the date of this *amended* resolution."

166-53-BZ

APPLICANT—Kenneth W. Milnes, for Peter J. and Rosaria D'Arrigo, owner.

SUBJECT—Application March 6, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from telephone exchange to factory, storage and store (dress manufacture).

PREMISES AFFECTED—145 Clove road, east side, 126 ft. south of Richmond terrace (Block 201, Lot 27), West Brighton, Borough of Richmond.

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APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, C and E area, class 1½ and 1¼ height districts; Clove road is in a business use, C area, class 1½ and 1¼ height district; Richmond terrace is in business and unrestricted use, C and A area, class 1½ and 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1953 acting on Alt. Applic. 260-52, reads:

"1. The proposed change of use and occupancy of the existing 3 story class I building from a business use to a factory is contrary to Subdiv. 3 of Article II of the Zoning Resolution inasmuch as this building extends into a Residence use district.
and amendment to Alt. Applic. 260-52 dated November 13, 1953, reads:

"1. In view of the proposed change of use of the building under this application, it is proposed to discontinue and remove the existing standpipe system, if that portion of the building and stairway projecting into the residential area is approved by the Board of Standards and Appeals under Cal. No. 166-53-BZ."

and

WHEREAS, the applicant states the premises consist of a plot, 52.39 ft. frontage by 125.23 ft. in depth, irregular, on which is located a building 25 ft. 3½ in. front by 103 ft. in depth, 3 stories, 50 ft. 2 in. in height, of class 1 construction, formerly used as a New York telephone company exchange, and occupied by owner as dressmaking establishment; that it is proposed to convert the use of building for the manufacture of wedding gowns for wholesale; and

WHEREAS, the applicant contends that this building was originally built by the New York telephone company in 1903 as a central telephone exchange and was continually used as such until vacated in 1949; that the present owners purchased it in 1950 primarily as a location for their own dressmaking concern; that they were assured at the time by the real estate agent that there were no restrictions against occupancy of the building for this purpose and without further investigation purchased the building; that after being on the premises for some time an inspector for the department of housing and buildings told them that they must secure a new certificate of occupancy due to the change in use; that nothing further was done until 1952 when the inspector placed a violation (No. 9/52) against the premises; that an architect was employed to file the necessary plans which meant complete re-measuring of the building as the original plans were destroyed by fire; that when the plans were examined it was found that the building proper projected into the residential zone at the rear approximately 10 ft., and the outside steel stair projected to within 18 in. of the rear lot line; that approval of plans was denied unless a variance was granted by the Board; that subsequent to the violation being placed against the premises, a summons to court was given to the owners but withdrawn by the Department of Housing and Buildings due to the death of the inspector; that no further court action will be taken until the Board renders its decision; that the property was zoned in 1916 for unrestricted use, 1½ height, C area and the only change made was that the unrestricted use was changed to business in 1942; that the residential portion of the lot has remained unchanged from 1916 to date; that the owners'

business is highly specialized dress making, involving only the manufacture of wedding gowns for wholesale; that about 25 women are employed in peak times and about 3 at slack times; that the building is of class 1 construction, with proper and ample exit facilities and live load capacities of 150 pounds per sq. ft. on the 1st, 2nd and 3rd floors; that with over 90% of the building lying within the business use zone and it being practically impossible to make this very excellent building comply without great expense and hardship on the owner, it is requested that the Board legalize this entire building for the uses ordinarily permitted in a business district so that the owner may enjoy full use of the premises within the law; that the building has been in this location for over 40 years and no useful purpose would be served by attempting to make the building comply; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c. to permit the extension of the existing building erected before 1916 in the more restricted district, and to permit such portion of the building to be used for business purposes, as proposed in conjunction with the balance of the building in the business use district, as indicated on plans filed with this application marked "Received March 6, 1953" (11 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any equipment within the building not required by law for the proposed new use may be removed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

397-53-BZ

APPLICANT—Leonard F. Rothkrug, for Caroline Della Monica, owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a two car garage, a four car garage, and a fourteen car garage in addition to existing five car garage.

PREMISES AFFECTED—178-180 15th street, south side, 278 ft. east of 4th avenue (Block 1047, Lots 22 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 8, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to December 22, 1953, for inspection and decision; applicant to file revised plans and corrected area plans; then to January 5, 1954, for decision after applicant has submitted additional plan, as requested; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 15th street and 4th avenue are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 1, 1953 acting on N.B. Applic. 509-53, reads:

"1. Proposed garage units in addition to present 5-car garage on a lot within a business use district, is

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contrary to Art. 2, Sect. 4a-15 of the zoning resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 ft. 1 in. frontage by 172 ft. 11 in. in depth, irregular, on which is located a five-car garage and a two-story frame structure, which is to be demolished; that there is an existing concrete driveway from five-car garage and an existing curb cut, for which certificate of occupancy No. 57910-29 has been filed; that it is proposed to erect twenty attached and semi-attached additional one-car garage units, each approximately 9 ft. by 20 ft., 12 ft. in height, of class 3 construction; that all doors will be 8 ft. by 7 ft. of the overhead folding type; and

WHEREAS, the applicant contends that the subject site is located in a densely developed business and residential area with no public or private garage facilities within the affected area, and only garage facilities for a very few cars in the entire neighborhood; that the owner of these premises, who has had the existing five-car garage fully rented since it was built in 1929, proposed the additional units at the request of car owners residing in the community and in particular those car owners residing in the adjoining four-story apartment house building; that the garages will be used solely for the garaging of pleasure cars and there will be no repairs of any kind conducted on the premises nor storage of any gasoline; that there will be no openings in the walls along the side or rear lot lines and no signs will be erected; that the premises adjacent to the garages and the driveway will be paved with concrete and only one curb cut to 15th street, 17 ft. in width, is requested in addition to the existing 8 ft. curb cut; and

WHEREAS, the applicant states that lot 22 was acquired August 25, 1929 and lot 23 was acquired April 1948; that the assessed valuation of the land is \$7,300 and the buildings \$2,400, making a total of \$9,700; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of ten (10) years, to permit the construction and occupancy of the proposed single car garages as indicated on plans filed with this application marked "Received May 21, 1953," 3 sheets, and "December 21, 1953", 1 sheet, on condition that the existing dwelling now on the premises shall be removed as proposed and the premises shall be arranged and constructed as indicated on such plans; that such buildings shall in all other respects comply with all requirements of the Building Code; that where buildings are not proposed, the open spaces shall be paved with concrete or asphaltic pavement and properly rolled; that there shall be erected on the interior lot lines where walls of existing buildings do not occur a suitable woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that the entrances shall be solely from 15th street, where there may be a curb cut not exceeding 10 ft. in width; that such curb cut is in addition to the existing curb cut for which a permit shall be in force; that during the term of this variance the premises shall be occupied for no other use; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign at the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line and shall not exceed 25 sq. ft. in area; that the sidewalk on 15th street and curbing shall be repaired or restored to the satisfaction of the Borough President; that all permits shall be obtained

and all work completed within the requirements of Section 22A of the zoning resolution and a new Certificate of Occupancy shall be obtained.

441-53-BZ

APPLICANT—Harry A. Yarish, for S.B.J. Meyer Realty Co. Inc., owner.

SUBJECT—Application June 4, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, C area district, the removal of third and fourth stories and the extension of existing store on first floor, using more than the area permitted, and to permit the change in occupancy of second floor from dwellings to showroom.

PREMISES AFFECTED—540 Rockaway avenue, west side, 99 ft. 9 in. south of Sutter avenue (Block 3543, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway avenue are in residence and local retail use, C area, class 1 height districts; Sutter avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1953 acting on Alt. Applic. 388-57, reads:

"8. Repeated—Proposed use for store on 1st fl. and show room on 2nd fl. on a lot partly in a Residence and partly in Local Retail district violates Art. II Sec. 3 and Sec. 4-C Zoning Resolution.

9. Repeated—Proposed extension in area violates Art. IV Sec. 13b Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. front, 18 ft. 6 in. rear by 69 ft. in depth, irregular, four stories in height, of class 3 construction, used as a store and class A multiple dwelling, but now vacant; that it is proposed to remove the 3rd and 4th story, extend the 1st story on the north side and to extend the business use to the 2nd floor; and

WHEREAS, the applicant contends that every building on the entire block on the same side of the street is provided with a store or stores on the 1st floor, and also on the same block there is a one and a two-story garage; that this establishes the character of the neighborhood; that the proposed use will be limited only to such as is permitted in retail districts; that the present use was changed from unrestricted to residential on July 31, 1947, while the subject building was in the same ownership; that with respect to objection No. 9, it is submitted that the adjoining building on the north occupies the entire lot; that the proposed extension abuts the said building and does not extend beyond the present depth of the subject building and will not affect light or ventilation of any surrounding building; that the building has been vacant for more than five years and to rehabilitate the upper floors for a conforming use is prohibitive and if carried out would not yield a fair return; that the entire store, except for the small area at the front, is too narrow for most store uses and it is a definite hardship and most

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difficult for the owner to carry the building as it is, and it is therefore requested that this appeal be granted under such conditions as the Board may direct; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution and that basis was established to warrant continuation of the area covered, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7c and 21, to permit the extension of business use into the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received June 4, 1953" (5 sheets), and "October 21, 1953" (3 sheets), on condition that the building shall be reduced in height as proposed and in all other respects shall comply with all laws, rules and regulations applicable to such a building when erected within the retail use area, except that the area coverage of the existing building may be continued; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:25 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 5, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

255-43-A—Vol. II

APPLICANT—George Kent Weldon, for Hyland Nursing Home, operated by Cecelia Salvatore, owner; new owner, Rose Amsky.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—28-53 216th street, north side, 477.32 ft. each of 38th avenue (Block 6019, Lot 1), Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: George Kent Weldon and Myron A. Ellis.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 22, 1946, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on July 3, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises are about to be sold to a new owner, Mrs. Rose Amsky, by the former owner, Mrs. Cecelia Salvatore, but the premises will be continued to be operated as the Hyland Nursing Home.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 5, 1943, as amended by resolutions adopted through July 3, 1951, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of five (5) years, from the date of this amended resolution, to permit * * *; that other than as herein amended, the resolutions as above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained; that the premises shall be maintained to the satisfaction of the Department of Hospitals." (Alt. Applic. 1628/44)

632-45-A

APPLICANT—Henry G. Harris, for Clara Frankel, owner.
SUBJECT—Application reopened July 28, 1953—Vol. IV—re Appeal from a decision of the Borough Superintendent (previously granted on condition).

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M (Block 6568, Lots 20, 21 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—No decisive action.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Kleinert 2
Negative: Deputy Chief Connors 1
Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this appeal was laid over for the applicant to file a plan for the consideration of the Department of Hospitals, and such plan has been filed; and

WHEREAS, the following resolution was offered for adoption:

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 29, 1946, Vol. II, by adding thereto:

"* * * that in the event the owner desires to extend the building of Class 3 construction substantially as proposed and indicated on revised plans filed with this appeal marked 'Received September 23, 1953,' 4 sheets, such extension may be constructed and maintained and arranged as approved by the Department of Hospitals as indicated on such plans, on condition that the building shall not be increased in height or area; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a sprinkler system shall be maintained in accordance with the requirements of the Building Code, through the present building and proposed extension; that there shall be an additional exit provided from the 1st floor to the rear yard either by means of extending the passageway and removing the bathroom or by installing stairs from both rear chambers to grade; that there shall be no doors hung on the openings between the rooms in the proposed rear extension on the 1st floor."

WHEREAS, upon motion to grant, two votes were recorded aye, one vote was recorded no and one member of the Board was recorded as not voting.

645-52-A

APPLICANT—Joseph Schafran, for Blitzer Realty Co., Inc., owner.

SUBJECT—Application September 9, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Great Jones street, north side, 166 ft. west of Bowery (Block 531, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman and Morris Blitzer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1953, on amendment as to Alt. Applic. 1007/52, reads:

"1. Egress from termination of fire escape in rear does not presently comply with Resol. 1138-24-S of B.S. & A.

2. A fire escape is not acceptable as a second means of egress in a factory bldg. over 5 stories in height as per Sec. 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 80 ft. in height, 23 ft. 3 in. by 87 ft. 11 in. and 90 ft. 5 in. irregular in area at 1st floor, 23 ft. 3 in. by 85 ft. in area at typical floor, of fireproof construction, erected prior to 1913, located in an unrestricted use, B area, Class 2 height district, used and occupied since 1945, as follows: Cellar—storage; 1st floor—leather embossing, 6 persons; 2nd floor—doll assembly, 5 persons; 3rd floor—furniture manufacturing; 4 persons; 4th and 5th floors, electroplating, 20 persons per floor; 6th floor—leather purse manufacturing, 5 persons; 7th floor—chemical packing, 3 persons. The building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 3 ft. 8 in. wide iron stairs with slate treads, enclosed with 6 in. t. c. blocks, plastered both sides, equipped with kalamein self-closing doors, and one fire escape on the rear, extending to roof by stairs and with egress from its lower termination to the roof of #40 East 4th street; and

WHEREAS, Violation #2136/52 was issued for failure to provide two legal means of egress from each floor of the building; failure to completely enclose the existing interior stairway in that the elevator shaft has open grille sides and door openings within stairway enclosure; that failure to post floor load capacity signs on all floors and failure to make exit doors self-closing on the 7th and 5th floors; and

WHEREAS, the applicant states the building is fireproof and occupied as a tenant factory with 57 persons above the 1st floor; that it is equipped with a fire alarm system and has a fireproof stairway leading from roof bulkhead directly to the street, enclosed in terra-cotta blocks, plastered both sides, with fireproof self-closing doors at all openings and there is a 45 degree fire escape on the rear; that the building conforms in all respects with the resolution adopted by the Board December 16, 1924 under Cal. No. 1138-24-S, except that in lieu of the termination of the fire escape in the yard of 40 East 4th street, the fire escape now exits onto the roof of the new structure erected at 40 East 4th street and over such structure to a counterbalanced ladder leading to East 4th street; that the building in question is equipped with a fire alarm system and supervised fire drills held each month; and

WHEREAS, the applicant has filed with the Board a copy of the permission issued by the owner of 40 East 4th street for the maintenance of the egress from the rear fire escape of 46 Great Jones street; and

WHEREAS, the applicant contends that to comply with the requirements of the Borough Superintendent would create extreme hardship inasmuch as the net area of each floor is only 1,542 sq. ft.; that to install a second stairway would reduce this space so as to make the floors unrentable; that the width of the first floor would be reduced by the additional hallway leading to the street, so that not more than 6 feet would remain between the existing stairway and the new hallway;

WHEREAS, the applicant states that item 2 of Violation #2136/52 will be complied with by the installation of a 3/8 in. transite enclosure around the elevator shaft, such transite to be applied by bolting to both sides of the existing metal elevator grille and equipped with standard 1 1/2 hour test fireproof self-closing doors; and

WHEREAS, the Board on July 25, 1944, under Cal. No. 388-48-A modified Order #38275 LC issued by the Fire Commissioner, requiring the discontinuance of the manufacture of a combustible mixture on the premises and the storage of diethylene glycol; and

WHEREAS, the applicant now states that the use which was the subject of appeal under Cal. No. 388-48-A has been discontinued and that there are no uses in the building requiring combustible permits from the Fire Commissioner; and

WHEREAS, the Board on December 16, 1924, under Cal. No. 1138-24-S granted a variation of the requirements of the Labor Law, as cited in Order #566 issued August 17, 1916 by the Fire Commissioner, requiring an additional means of egress from each floor remote from the existing stairway, only so far as it affected egress from the termination of the lowest balcony of the exterior stairs at 2nd story level, on condition that the balcony be extended to the east with a 45° stairway, leading to the yard of the premises 40 East 4th street; and granted only so long as conditions as to use and occupancy remained unchanged.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent acting on amendment to Alt. Applic. 1007/52, Objections 1 and 2, amending the resolution adopted by the Board under Cal. No. 1138-24-S, as cited in the decision of the Borough Superintendent acting on amendment to Alt. Applic. 1007/52, Obj. 1, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* only so far as it has reference to the means of escape from the previously permitted rear fire escape and to permit such rear fire escape to have an exit with a balcony to the adjoining premises and with steps down to the roof of the one story building at 40 East 4th street with a counterbalanced ladder on the front of such building at 40 East 4th street, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area, as shown on plans filed with this appeal marked "Received September 9, 1952," (2 sheets), and "October 13, 1953" (1 sheet); that the consent filed with the Board as to the use of the roof of 40 East 4th street for such exit shall also be filed with the Borough Superintendent; that the existing interior fire alarm system and fire drills shall be maintained so long as the building is occupied as herein proposed.

377-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Paul and Lillian Smerechnak.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy, 8680-51 issued re N.B. 1127-50.

PREMISES AFFECTED—1527 Bantam place, north side, 61.85 ft. west of Woodhull avenue (Block 4535, Lot 74), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #8680/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfac-

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torily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #8680/51 be and it hereby is *withdrawn*.

378-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Edward and Fay Love.
SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9274-51 issued re N.B. 365-51.

PREMISES AFFECTED—1238 Arnow avenue, southwest corner of Throop avenue (Block 4525, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger, Milton Mitwell and A. Zemlock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #9274/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #9274/51 be and it hereby is *withdrawn*.

379-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Isadore and Shirley Egdal.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9275-51 issued re N.B. 366-51.

PREMISES AFFECTED—1236 Arnow avenue, south side, 25 ft. 8 in. west of Throop avenue (Block 4525, Lot 34), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #9275/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #9275/51, be and it hereby is *withdrawn*.

380-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Bernard and Lillian Strom.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9276-51 issued re N.B. 367-51.

PREMISES AFFECTED—1234 Arnow avenue, south side, 47 ft. 8 in. west of Throop avenue (Block 4525, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of certificate of occupancy #9276/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #9276/51 be and it hereby is *withdrawn*.

381-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Louis and Edythe M. Blatt.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 9277-51 issued re N. B. 368-51.

PREMISES AFFECTED—1232 Arnow avenue, south side, 69 ft. 8 in. west of Throop avenue (Block 4525, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of certificate of occupancy #9277/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #9277/51, be and it hereby is *withdrawn*.

382-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Vasil and Elizabeth Stegun.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8681-51 issued re N.B. 1128-50.

PREMISES AFFECTED—1525 Bantam place, north side, 92.97 ft. west of Woodhull avenue (Block 4534, Lot 75), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #8681/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #8681/51, be and it hereby is *withdrawn*.

383-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Victor and Anna Peterfesa.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8682-51 issued re N.B. 1129-50.
PREMISES AFFECTED—1523 Bantam place, north side, 124.09 ft. west of Woodhull avenue (Block 4534, Lot 77), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #8682/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #8682/51 be and it hereby is *withdrawn*.

384-53-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, Borough of The Bronx; owner of premises, Americo and Josephine D'Andrea.

SUBJECT—Application May 18, 1953—re Revocation of Certificate of Occupancy 8683-51 issued re N.B. 1130-50.
PREMISES AFFECTED—1521 Bantam place, north side, 155.67 ft. west of Woodhull avenue (Block 4534, Lot 78), Borough of The Bronx.

APPEARANCES—

For Applicant: Gussie E. Rotner.

For Owner: Joseph Fichera, George J. Cavalieri, Abraham Unger and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application for revocation of Certificate of Occupancy #8683/51 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the representative of the Department of Housing and Buildings stated that all work had been satisfactorily completed and requested permission to withdraw the appeal.

Resolved, that the application to revoke Certificate of Occupancy #8683/51 be and it hereby is *withdrawn*.

752-53-A

APPLICATION—Sidney Daub, for 23 Washington Square, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23 Washington Square North, north side, 134 ft. 8¾ in. east of MacDougal street (Block 551, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 7, 1953, on amendment as to Alt. Applic. 1470/51, reads:

"A.23. Yard area of 360.23 sq. ft. required (27 ft. 8½ in. by 13 ft.) (Sec. 172 M.D.L.)"

and

WHEREAS, the applicant states that the building is 4 stories and basement, 60 ft. in height; 27 ft. 3 in. by 99 ft. 2 in. in area, of Class 3 construction, erected prior to 1881, located on a lot 27 ft. 3 in. front by 99 ft. 2 in. in depth, in a residence use, C area, Class 1¼ height district, and used and occupied since erection as a one family dwelling, and proposed to be used and occupied as follows: cellar, storage and boiler room; basement, dentist's office and apartment, one family; 1st floor, 1 apartment; 2nd, 3rd and 4th floors, 2 apartments each floor; that the building will be provided with a sprinkler system having one source of supply, with heads located in the public halls and stairs; that the existing stairs is 3 ft. wide, enclosed in partitions of wood studs, lath and plaster, equipped with wood self-closing doors and leading direct to street, and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that plans and applications have been filed and approved to alter the building to a Class A multiple dwelling, containing 8 apartments and dentist's office; and

WHEREAS, the applicant contends that there exists a side yard at the rear east side, 13 ft. wide and 22 ft. 6 in. in length with an additional triangular portion of 13 sq. ft.; that the total area of this yard is 305 sq. ft.; that the required area for this outer court is 360.23 sq. ft.; that to obtain the additional 55 sq. ft. of unoccupied space it would be necessary to remove the rear wall and a section of the side wall, including the floor and roof construction and reconstruct same a distance of 3 ft. 10 in. back from the rear lot line, which would incur a great expense upon the owners and cause an unnecessary hardship; that the demolition and rebuilding of the rear of the building would not furnish additional light or air to the occupants of the building or to the adjoining building; that at the rear of this building there is a one family residence, three stories in height with a 12 ft. deep two story extension at the rear; that the roof of this extension is at the level of the 2nd floor of the building in question; that the lot upon which this three story building is located is only 35 ft. deep, fronting on MacDougal alley, thus furnishing additional light and air to the rooms above the 1st story of the building in question.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 1470/51, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the rear yard of the size and location as proposed and as shown on plans filed with this appeal marked "Received October 20, 1953" (4 sheets), "December 17, 1953" (1 sheet), and "December 18, 1953" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy; that the building shall not be increased in height or area.

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841-53-A

APPLICANT—Carl H. Salminen, for Ethel Woodiwiss, owner.

SUBJECT—Application November 25, 1953—Appeal from a decision of the Borough Superintendent re revocation of Certificate of Occupancy #986-28.

PREMISES AFFECTED—218-15 103rd avenue, north side, 99 ft. east of 217th lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Philip A. Limpert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted revoking Certificate of Occupancy #986/28.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1953, reads:

"Your letter dated August 6, 1953, together with letter of Carl H. Salminen, architect, dated August 10, 1953, requesting the revocation of C.O. #986 of 1928 affecting above described premises is hereby denied.

Your attention is directed to 646 sub (g) of the New York City Charter which provides that such certificates may be revoked only by the Board of Standards and Appeals.

We expect an application to be filed from this denial to the Board of Standards and Appeals before September 1, 1953—otherwise this office will commence proceedings for such revocation."

and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1953, reads:

"Letter of October 23, 1953 from the Board of Standards and Appeals, addressed to Mr. Carl H. Salminen, relative to the above matter has been called to my attention.

The letter dated August 12, 1953, addressed to P. A. Limpert, you can consider amended to date of this letter for the purpose of appealing to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height, 20 ft. 9 inches by 60 ft. 8 in. in area, of Class 4 construction, erected in 1923 on a lot 55 ft. front by 100 ft. in depth, in a local retail and residence use, D area, Class 1 height district; used and occupied since 1928: Cellar—boiler room, kitchen, pantry, laundry, dressing room, storage room and mortuary, 2 persons; 1st floor—private and semi-private rooms, bath, utility rooms and superintendent's quarters, 6 persons; 2nd floor—private and semi-private rooms, examination room, bath, utility closets, 9 persons; and

WHEREAS, the applicant states the building is equipped with a one-source sprinkler system; that there are two 3 ft. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with kalamein self-closing doors leading direct to street and equipped with a ladder and scuttle to roof; and

WHEREAS, in an appeal to the Board under Cal. No. 981/47-A, Vol. I, denied by the Board February 3, 1948, it was found that the building was erected under N.B. App. 1384/23 as a two-family dwelling and that in 1928 application was made for certificate of occupancy for use of the building as a sanatorium and upon inspection it was reported that the building was of brick construction and Certificate of Occupancy #986/28 was issued for a sanatorium on the 1st and 2nd floors; that the inspector's error in stating that the building was brick, was due to the fact the building is brick veneered to its full height, and has a flat roof with a parapet with tile coping, and the Board held that the

outstanding certificate of occupancy should be considered for revocation upon the filing of an appeal to revoke; and

WHEREAS, the Department of Hospitals has instituted proceeding in Municipal Term, Magistrate's Court for violation of Section 583-a subdivision 2 of Chapter 23 of the N.Y.C. Charter in that the building was unlawfully maintained as a sanatorium without a permit and the matter was referred to Special Sessions where upon consent it was adjourned to January 11, 1954, pending action by the Board on this application and on application filed under Cal. No. 981-47-A, Vol. II; and

WHEREAS, the Board found that Certificate of Occupancy 986-28 was improperly issued and should be revoked.

Resolved, that the application to revoke Certificate of Occupancy #986/28, be and it hereby is granted.

981-47-A—Vol. II

APPLICANT—Carl H. Salminen, for Ethel Woodiwiss, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-15 103rd avenue, north side, 99 ft. east of 217th lane (Block 11106, Lot 18), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Philip A. Limpert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1953, as to Alt. Applic. 1122/47, reads:

"1. C. of O. 986 issued on above premises states that building is of brick construction. This application states building is of frame construction. Use of frame building as a sanatorium is contrary to Sec. 4.2.1 B.C.

Note no reference to application of C. of O.

2. Exits must comply with requirements of Article 7, Sec. 6.1.5 B.C."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height; 20 ft. 9 in. front by 60 ft. 8 in. in depth, of class 4 construction, erected 1923; located on a lot 55 ft. by 100 ft. in area, in a local retail and residence use, D area, class 1 height district, and used and occupied since 1928—cellar, boiler room, kitchen, pantry, laundry, dressing room, storage, record room, mortuary, 2 persons; 1st floor, private and semi-private rooms, bath, superintendent's quarters and utility room, 6 persons; 2nd floor, private and semi-private rooms, examination room, bath and utility closets, 9 persons; no change in use or occupancy is now proposed; the building is equipped with a one source sprinkler system; two 3 ft. wide wood stairs, enclosed in wood studs, lath and plaster partitions, equipped with kalamein self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 1384/23, as a two family dwelling and in 1923 application for a certificate of occupancy was made for use as a sanatorium and upon inspection was reported to be of brick construction and Certificate of Occupancy #986/28 was issued for sanatorium on the 1st and 2nd floors; that it was the inspector's error in stating that the building was brick, which apparently was an oversight since the building is brick veneered for its full height and has a flat roof and a parapet with tile coping; and

WHEREAS, the applicant contends that there are two fire hydrants on 103rd avenue within 100 ft. of the premises and a fire alarm box on the southeast corner of 103rd avenue and 217th lane approximately 140 ft. from the building; that

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there is a non-coin telephone maintained on the premises; that the building is equipped with an approved sprinkler system; and

WHEREAS, the applicant contends that the owner has been maintaining the sanatorium since 1928 and wishes to continue it as it is her only means of support; that the owner is willing to provide one hour fire resistive construction for all stair halls and doors; that the walls of the stairs will be filled with rock wool and the cellar ceiling will be completely fire retarded with $\frac{1}{2}$ " plaster boards and $\frac{1}{2}$ " plaster and with any other reasonable suggestion that the Board may deem necessary for the safety of patients in the way of exits and sprinklers; and

WHEREAS, the Board on February 3, 1948, under Vol. I, of this appeal denied an appeal from a decision of the Borough Superintendent, dated November 3, 1947, on Alt. Applic. 1122/47 relating to the proposed extension of this frame building for use as a sanatorium and at the time of such denial the Board recommended that the certificate of occupancy which was apparently improperly issued should be considered for revocation; and

WHEREAS, the applicant has filed an application with the Board for revocation of the certificate of occupancy under Cal. No. 841-53-A; and

WHEREAS, this was laid over to obtain a further report from the Department of Hospitals, which has been received.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1122/47, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as a sanatorium, substantially as proposed and as indicated on plans filed with this application marked "Received May 5, 1953," (3 sheets), as *amended* by revised plan marked "Received January 4, 1954," and that the requirements as shown on such plan marked "Received January 4, 1954" having received the approval of the Department of Hospitals under date of December 29, 1953, shall be complied with; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that a sprinkler system complying with the requirements of the Building Code shall be installed throughout the building; that a new certificate of occupancy shall be obtained to replace certificate of occupancy #986/28 revoked by resolution adopted this day under Calendar No. 841-53-A.

704-40-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Murray S. Davis, owner.

SUBJECT—Application for consideration—re Appeal from a decision of the borough superintendent, previously denied.

PREMISES AFFECTED—12-14 Heyson road, northeast corner of Beach 13th street (Block 118, Lot 28), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph and William F. Brummer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a use similar to that previously passed on under Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

Negative 0

306-49-A—Vol. IV

APPLICANT—DeRose and Cavalieri, for Frank Valenti, owner.

SUBJECT—Application for consideration—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (Block 1167, Lot 1); 14th floor), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV, subject to the regular procedure, to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

694-49-A—Vol. II

APPLICANT—Harry Speyerer, owner.

SUBJECT—Application for consideration — reopening as Vol. II—re Appeal from a decision of the commissioner of Marine and Aviation, previously granted on condition.

PREMISES AFFECTED—Foot 14th road, west side, of 110th street, 400 ft. south of 14th avenue (Block 4044, Lot 20), College Point, Borough of Queens (under section 35, General City Law—re bed of mapped street—14th road).

APPEARANCES—

For Applicant: Harry Speyerer.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision and proposal.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

98-48-A—Vol. III

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 2 P.M. for applicant to file revised plans showing the construction of the stairs, enclosure of stairs, doors from the stairs, the construction of the shaft, the doors to the shaft and the exit out to the interior court.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 2 P.M. for applicant to file revised plans in view of report of the Department of Hospitals.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

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OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.
APPEARANCES—

For Applicant: Gustave Posner and Louis Rabinowitz, for Dept. of Investigation.

For Owner: Joseph Blum.

For Borough Superintendent: John B. Walsh.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P.M. to obtain report as to filing of application for a zoning variance; the applicant having stated that plans have been filed with the Borough Superintendent in order to obtain an objection so that an application for a Zoning Variance may be filed with this Board.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Application July 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 2 P.M. for applicant to file revised plans.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: David N. Cybul, Leonard F. Rothkrug and John C. Lauterbach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 2 P.M. for inspection and decision; hearing closed.

819-53-A

APPLICANT—O. Edwin Kurth, for Lane Ltd., owner (173-175 East 87th Street Corp., lessee).

SUBJECT—Application November 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173-175 East 87th street, north side, 125 ft. west of 3rd avenue (Block 1516, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: O. Edwin Kurth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 12, 1954, at 2 P.M. for applicant to file consent of adjoining owner for permission to cross his premises for exit purposes.

853-23-BZ—Vol. II

APPLICANT—Paul Friedman, for Eldert-Grant, Inc., owner (Beatrice M. Pfann, lessee and Pfann Motor Sales Inc., sub-lessee).

SUBJECT—Application reopened November 24, 1953—re amendment as to signs—re Application (decision of the borough superintendent) previously granted on condition, under section 7g of the zoning resolution, permitting partly in a business and partly in a residence use district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—980-1004 Jamaica avenue, south side, from Elderts lane to Grant avenue, 2-12 Elderts lane and 1-11 Grant avenue (Block 4112, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 23, 1949, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the Board reopened this application for consideration of the proposed signs on November 24, 1953, as Vol. III, subject to the regular procedure.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 24, 1953 rescinding its action to reopen as Vol. III and *amend* the resolution adopted under Vol. II under date of February 23, 1949, only as to the proposed two signs extending above the roof on the front of the building, as indicated on plans filed with this request for amendment marked "Received October 30, 1953" (2 sheets), by adding thereto:

"that irrespective of the requirements of the resolution adopted February 23, 1949, there may be two vertical signs attached to the front of the building and extending above the roof as indicated on plans marked "Received October 30, 1953" (2 sheets), provided such signs shall comply with requirements therefor and are arranged with a sheet metal backing extending beyond the trough of the sign and for a distance of 12 inches on either side, so as to act as a shield against lights reflecting toward the adjoining residential occupancies to the south." (Alt. 4215/48)

433-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 21 and 7i of the zoning resolution, permitting in a business use, C area district, the extension of existing building using more than the area permitted, and the addition of touch up, painting and spraying in existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 27, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 25, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 27, 1951, as thereafter *amended* by resolutions adopted through November 25, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have not been approved and no permits issued, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 483/51).

215-32-BZ—Vol. II

APPLICANT—Franklin W. Morton, Jr., for Irvine Boyce-El, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles (pleasure type) for a term of years.

PREMISES AFFECTED—670-674 Halsey street, south side, 125 ft. west of Patchen avenue (Block 1667, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: John R. Walker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1932, on certain conditions; and

WHEREAS, the resolution was amended on July 7, 1936 and March 15, 1949; and

WHEREAS, the term of variance was extended from time to time and last extended on March 15, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1932, as thereafter *amended* by resolutions adopted through March 15, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 27/49)

8-33-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Penita Automotive Service, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a

retail use district, the extension of existing accessory building, to be used as a motor vehicle repair shop and permitting the relocation of the gasoline pumps, and permitting the continuation of existing gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—184-33 to 184-45 Jamaica avenue, northwest corner of 185th street (Block 9906, Lot 38), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Edward G. Mahler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 2, 1953, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1933, as thereafter *amended* by resolutions adopted September 20, 1938, through June 2, 1953, by adding thereto:

"that the extension may be faced as proposed to agree with the facing of the main accessory building as previously permitted in lieu of being faced with face brick." (Alt. 2186/52)

11-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fay Beinstock, owner (Bolton McLucas, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the change of use from plumbing supplies and the parking and storage of motor vehicles on the unbuilt upon portion of plot.

PREMISES AFFECTED—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue (Block 3560, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 29, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on April 22, 1952 and September 29, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as thereafter *amended* by resolutions adopted through September 29, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is

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required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution" (Alt. App. 3178/50).

920-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Irving Yarvin, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the retail use district portion of a lot, located in a residence and retail use district, the reconstruction and extension of existing gasoline service station, lubricatorium, motor vehicle repair shop, and office, parking and storage of motor vehicles and curb cut to be used as a business entrance with 25 ft. of street intersection.

PREMISES AFFECTED—139-21 Springfield boulevard and 218-01 to 218-09 140th avenue, northeast corner (Block 13037, Lot 1), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on December 16, 1952, on certain conditions; and WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is 60% completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. 1694/52)

929-39-BZ—Vol. II

APPLICANT—Peggy Cooney, for Morbin Properties, Inc. present owner; Morris Rosen, former owner.

SUBJECT — Application for consideration — reopening amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting the 1st floor of the garage portion of the building to be used for brake testing wheel alignment and greasing of cars.

PREMISES AFFECTED—97-01 to 97-09 Northern boulevard and 32-51 to 32-59 97th street, northeast corner (Block 1427, Lot 38), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on September 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 12, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1940, as thereafter *amended* by resolutions adopted through April 12, 1949, by adding thereto:

"that three additional 550 gallon gasoline tanks, making a total of seven tanks, may be installed on the premises, as passed upon by the Borough Superintendent on November 4, 1953, under Misc. App. 446/53, and as indicated on plans filed with this request for amendment dated December 9, 1953 (1 sheet)." (Misc. 446/53)

654-41-BZ

APPLICANT—Mrs. Zaroohi Nahikian, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—106-116 Beach 87th street, northeast corner of Ocean drive (Shore Front parkway); (Block 622, Lot 5), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Zaroohi Nahikian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on August 6, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on November 7, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on August 6, 1941, as thereafter *amended* by resolutions adopted through November 7, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 5614/41)

831-41-BZ—Vol. II

APPLICANT—Max Moftiz, for Harry Sadigur, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the rearrangement and extension of premises used as kiddie amusement rides (previously used as hand-ball courts).

PREMISES AFFECTED—34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

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APPEARANCES—

For Applicant: Abraham R. Margulies.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 6, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on May 6, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1942, as *amended* thereafter by resolutions adopted through May 6, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (Misc. App. 6776/41).

38-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine, Jacob Ainsberg and Park Center Realty Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the occupancy of more area of lot than permitted.

PREMISES AFFECTED—1878-1888 East Tremont avenue and 1584-1602 White Plains road, southeast corner, and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 28, 1948, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1949; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 23, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948, as thereafter *amended* by resolution adopted September 23, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that part of the building has been completed and this exten-

tion of time to complete applies only to the balance of lot 1, namely 1584 to 1594 White Plains road, excluding the corner for which a variance was granted under Cal. No. 591-52-BZ on lot 8 (formerly part of lot 1), that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 1/46; decision of 12/21/53)

608-46-BZ

APPLICANT—Mandel M. Einhorn, for Edith and Sarah Himmelbaum, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from blacksmith shop to factory (manufacturing and renewing of Bristlex brushes).

PREMISES AFFECTED—227-231 Miller avenue, east side, 100 ft. north of Liberty avenue (Block 3961, Lot T), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mandel M. Einhorn and Max Himmelbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1948; and

WHEREAS, time to obtain permits and complete the work was extended on September 21, 1948; and

WHEREAS, the term of variance was extended on March 24, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, as thereafter *amended* by resolutions adopted through March 24, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required shall be obtained, including a certificate of occupancy, and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 19/46)

89-51-BZ

APPLICANT—Abraham N. Horowitz, for Celestina Vastano, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories, motor vehicle repairs and office, for a term of years.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 3, 1951, on certain conditions; and

WHEREAS, plans submitted as being in substantial compli-
ance with the Board's requirements were approved October 9, 1951; and

WHEREAS, the resolution was amended October 9, 1951; and

WHEREAS, plans submitted as being in substantial compli-
ance with the Board's requirements were approved November 20, 1951; and

WHEREAS, the term of variance was extended February 19, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on October 28, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superin-
tendent and in view of the new decision by the Borough Superintendent under N.B. 2039/50, disapproved De-
cember 30, 1953, that all permits required shall be obtained and all work involved shall be completed within the requirements of Section 22A of the Zoning Resolution" (N.B. 2039/50).

602-51-BZ—Vol. II

APPLICANT — Robert Gottlieb, for Hermany Farms, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor (previously granted by the Board the parking and storage of motor vehicles used in conjunction with milk bottling premises on lot 25 for a term of years).

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue (Block 3697, Lots 9, 21 and 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 16, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, only so far as it has reference to the time within which to

obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been approximately one-half completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 295/52)

640-51-BZ

APPLICANT—Leonard F. Rothkrug, for Nathan Slugh, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

PREMISES AFFECTED—2914-2922 West 28th street, west side, 100 ft. south of Mermaid avenue (Block 7052, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 2515/51)

743-51-BZ

APPLICANT—Irwin Emerman, for Lou Halperin Stations, Inc., present owner (Greater N. Y. Development Co., former owner).

SUBJECT—Application for consideration—approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the extension of existing gasoline service station with accessory uses of store for auto accessories, and the parking of more than five motor vehicles.

PREMISES AFFECTED—1598-1610 Flatbush avenue, southwest corner of Avenue H and 801 East 31st street (Block 7577, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irwin Emerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 6, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, as being in substantial compliance with the requirements of the resolution by the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 6, 1953, and *approve* working drawings marked "Received December 1, 1953" (2 sheets), as in substantial compliance with the requirements of said resolution.

863-51-BZ

APPLICANT—George R. Euell, for Cyjolo Corp. (contractual owner in part Jacob Rosenbert).

SUBJECT—Application for consideration—approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting a retail use district, the erection and maintenance of a gasoline service station, greasing of cars, tire repairs and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1480-1494 Bruckner boulevard, south side, from Evergreen to Wheeler avenues; 960 Evergreen avenue and 961 Wheeler avenue (Block 3650, Lots 37, 38 and 41 and part of Lot 23), Borough of The Bronx.

APPEARANCES—

For Applicant: George R. Euell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, as being in substantial compliance with the Board's requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1952 and *approve* working drawings marked "Received December 16, 1953" (2 sheets) as in substantial compliance with the requirements of the resolution, and to permit changes as thereon shown, as follows:

1. Three curb cuts, each 30 feet in width to Bruckner boulevard;

2. Change of location and size of accessory building to 46 feet by 28 feet, located 38 feet from the easterly lot line and arranged as thereon shown;

3. to permit ten 550 gallon gasoline tanks located 18 feet from the lot line and four dispensing pumps on one island instead of six dispensing pumps on three islands, and permitting light standards as indicated on such plans;

on condition that in all other respects the resolution adopted by the Board on July 25, 1952, shall be complied with; that the premises where not built upon shall be leveled substantially to the grade of the abutting streets and paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the accessory building or the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection

of a post standard within the building line near the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline and sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet. (N.B. 1376/51)

151-52-BZ

APPLICANT—Lama, Proskauer and Prober, for The Free Greek Community of Jamaica, owner (James Flevritis, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—182-12 to 182-20 Hillside avenue and 88-02 to 88-22 182nd place, southwest corner and 88-11 to 88-17 182nd street (Block 9918, Lots 18, 19, 20, 29, 32 and 37), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is 95% completed and a new decision of the Borough Superintendent has been received under date of December 3, 1953, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. App. 138/52).

300-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Herbert H. Pensig and Nat Patterson, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district into the residence use district portion of lot.

PREMISES AFFECTED—182-15 Hillside avenue and 87-25 to 87-33 Avon street, northeast corner (Block 9950, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1952, on certain conditions; and

WHEREAS, the resolution was amended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent but no work has been commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. App. 496/52)

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the proposed gasoline service station, motor vehicle repair shop and car washing; previously granted on condition re parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed gasoline service station, lubritorium, car washing, motor vehicle repairs (hand tools only), display and sales of used cars, storage, parking and storage of motor vehicles; previously granted on condition re that parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises as storage of fruits, vegetables and groceries stores, gasoline service station, lubritorium, auto laundry, boiler room and minor auto repairs, office and auto accessory store; previously granted on condition re erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and storage and sale of ice.

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road (Block 2866, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

168-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7a, 7c, 7i and 21 of the zoning resolution, to permit in a business use district the proposed reconstruction of existing gasoline service station, including accessory sales, car washing, lubritorium, minor motor vehicle repairs and parking and storage for more than five motor vehicles; previously withdrawn.

PREMISES AFFECTED—1441 Westchester avenue, northeast corner of Bronx River avenue (Block 3770, Lot 83), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot; previously denied re erection of one store commercial building (US Post Office) covering more than permitted area and with entrances more than permitted distance from intersection.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: James S. McInerney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

608-50-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., for Masure Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot, located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubricatorium, high speed autolaundry, motor vehicle repair shop, waiting room, office and accessory sales; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Blaser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing February 2, 1954, at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and revised plans and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicles repairs, storage and sale of accessories and office, and permitting the parking and storage of more

than five motor vehicles on the unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing February 2, 1954, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision, revised plans and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

676-51-BZ—Vol. II

APPLICANT—Rubinton and Coleman, for Sam Rosenberg, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the local retail use district portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, sale and storage of accessories, and office; and to permit the parking of cars waiting to be serviced for a term of years, previously denied.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31, Jamaica, Borough of Queens).

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and restored to the docket for rehearing, in accordance with the order of the Court, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

187-52-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7A, 7e, 7i and 7h of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot, with curb cut more than permitted distance from intersection, for a term of years.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner (Block 11157, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider rearrangement of premises.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Harding-Mara-
thon Corp., owner.

SUBJECT—Application for consideration—reopening and
extension of area as Vol. II—re Application (decision
of the borough superintendent) previously granted on
condition, under sections 7f, 7i and 7h of the zoning
resolution, permitting in a business use district, the erec-
tion and maintenance of a gasoline service station, lubri-
catorium, car wash, motor vehicle repairs, storage and sale
of accessories and office, and permitting the parking of
more than five motor vehicles on unbuilt upon portion
of lot.

PREMISES AFFECTED—30-14 34th avenue and 34-02
to 34-06 31st street, southwest corner (Block 607, Lot 29),
Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and L. R. Colman.
For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider extension of
area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

342-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Levine and Ver-
schleiser, owners.

SUBJECT—Application for consideration—reopening as
Vol. II—re Application (decision of the borough super-
intendent) under section 7e of the zoning resolution, to
permit business and residence use district, the proposed
use of meeting rooms and cabaret; previously granted on
condition re change in occupancy from motion picture
theatre and stores to catering and dining, and stores.

PREMISES AFFECTED—2633 Broadway, west side, 40
ft. 7½ in. south of West 100th street (Block 1871, Lot 53),
Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig P. Bono and David Verschleiser.
For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II
subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

800-38-SA

APPLICANT—Delco Appliance Division, General Motors
Corp., owner.

SUBJECT—Application for consideration—reopening and
report as to additional name under which to be marketed
re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0,
DR-1, DRF, DF2 and DLM, previously approved.

APPEARANCES—

For Applicant: W. C. Woodhouse.

ACTION OF BOARD—Application reopened for report as
to additional name under which the appliance may be sold.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

979-41-SM

APPLICANT—L. O. Koven and Brother, Inc., owner-
manufacturer.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Koven 275 Gallon Obround
Fuel Oil Tank, previously approved.

APPEARANCES—

For Applicant: Roger M. Blakeney.

ACTION OF BOARD—Application reopened for report
as to design of tank.

The VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

542-44-SA—Vol. II

APPLICANT—James B. Anderson, Jr., for Servel, Inc.,
owner.

SUBJECT—Application for consideration—reopening as
Vol. II—re Servel Air Conditioners and Cooling Towers.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

ACTION OF BOARD—Application reopened as Vol. II,
for test and report.

The VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi
Imperia, owners).

SUBJECT—Application for consideration—reopening and
test and report as to additional sizes—re Imperia Brothers
Concrete and Cinder Blocks, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test
and report as to additional sizes.

The VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

647-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re ABC Oil Burner, Model 53
and Cities Service Oil Burner, Model CS53, previously
approved.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional name under which the appliance is to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re ABC Oil Burner, Model 52A, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test as to additional names under which the appliance is proposed to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

283-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re ABC Oil Burner, Model 54, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to proposed additional name under which appliance is proposed to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

551-51-SA

APPLICANT—Delco Appliance Division, General Motors Corp., owner.

SUBJECT—Application for consideration—reopening and report as to additional name under which it is to be marketed—re Delco Heat Oil Conversion Burners, Series F165 and F275 (residential heating), previously approved.

APPEARANCES—

For Applicant: W. C. Woodhouse.

ACTION OF BOARD—Application reopened for report as to additional name under which the appliance may be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned 4:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 19, 1953, as they appeared in Bulletin No. 21, Vol. 38, are hereby corrected to read as follows:

231-46-A—Vol. II

APPLICANT—Thomas H. Quinn, for Elv Realty Corp., owner (Century Oxford Manufacturing Corp., lessee).

SUBJECT—Application reopened March 17, 1953 as Vol. II—re appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—220-224 60th street and 6001-6011 2nd avenue, southeast corner (Block 5780, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas H. Quinn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 18, 1953, as to Sprinkler Applic. 439/53, reads:

"1. The proposal to extend the existing sprinkler system is denied as Alt. 4229 of 1952 was approved conditionally, providing a sprinkler system is installed conforming with requirements as set forth under Ch. 19, Art. 19 and Ch. 26-1375.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story, 13 ft. in height; 200 ft. front by 100 ft. in depth, of class 3 construction, erected 1946, located on a lot 250 ft. front by 111 ft. 1 in. in depth, in an unrestricted use district; proposed to be increased in area by the erection of a one story extension, 16 ft. by 30 ft. in area, in the yard, and used and occupied—basement, storage, 1st floor, manufacturing eye glass frames and storage; that the building is provided with a two source sprinkler system throughout complying with the requirements of the resolution adopted by the Board May 7, 1946, under Vol. I, of this appeal, which permitted the storage of not more than 5,000 lbs. of nitro-cellulose material on the premises in a standard 10,000 lb. capacity vault; and 1,500 lbs. on the premises, in process, outside of the vault; and

WHEREAS, the applicant states that it is now proposed to erect a small additional extension, 30 ft. by 16 ft. in area of class 3 construction and cut off from the main building by 3 hour fireproof self-closing doors and having a direct exit on floor level to the yard and such extension to contain a 10,000 lbs. capacity nitro-cellulose vault in which it is proposed to install an additional 10,000 lbs. of Zylonite; and

WHEREAS, the applicant states that it is proposed to extend the existing sprinkler system to cover this additional area; that the extension of the sprinkler system will require only 6 additional heads in the extension proper, plus 12 heads in the vault; and

WHEREAS, the applicant contends that the total number of heads in the area of hazard in the building will be 54 and that it is unlikely in the event that these heads should all open at once and discharge water at the standard rate of 20 gallons per minute, the total discharge would then be 1,080 gallons per minute; that tests were made on the mains feeding the original sprinkler system and show a flow of 950 gallons per minute with a residual of pressure of 45 lbs. from the main on 2nd avenue; that this would leave about 37 lbs. on the sprinkler heads; that it is quite obvious that the additional 130 gallons per minute flow required would greatly reduce this pressure; that the 60th street main had

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a much higher static pressure than the 2nd avenue, but the Department of Water Supply, Gas and Electricity had difficulty in obtaining a measurement of the flow; that they did however get a record of 500 gallons per minute flowing at 50 lbs. on the hydrant east of the building in question, which would be nearly level with the sprinklers as there is a considerable grade at this point; that other readings were as high as 60 lbs. or more, but this figure could not be guaranteed by the Department of Water Supply, Gas and Electricity; that as the 60th street main is a 12 in. main it would seem obvious that there would be no difficulty in getting more than 1,080 gallons per minute with ample residual pressure from this main; and

WHEREAS, plans filed with this appeal indicate that the system is fed from a 6 in. connection to a 20 in. main in 6th avenue which is fed from a grid system and a 6 in. connection to a 12 in. city main in 60th street, which in turn is fed from a grid system and that the 60th street main is normally not connected to the 2nd avenue main as the connecting valve at this point is normally kept closed; that in addition the sprinkler system will be supplied by two siamese connections, one on 60th street and one on 2nd avenue.

Resolved, that the decision of the Borough Superintendent, acting on Sprinkler Applic. 439/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* only so far as it has reference to permission to extend the existing sprinkler system in the building as permitted by the Board under this calendar number under Volume 1, on May 7, 1946, in the event that the owner desires to construct an addition to the building for the storage of nitro-cellulose in the vaults as proposed and as indicated on plans filed with this appeal marked "Received February 27, 1953," (2 sheets), *on condition* that such extension shall in all respects comply with all laws, rules and regulations applicable thereto; that the storage of nitro-cellulose shall be in accordance with the requirements of the Administrative Code and to the satisfaction of the Fire Commissioner.

* Correction—Reference in the applicant's statement in regard to the amount of nitro-cellulose storage, changed from 10,000 lbs. to 5,000 lbs. and the words added, in italics "*and 1,500 lbs. on the premises, in process, outside of the vault; and*

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 3

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases Filed up to January 12, 1954

Cal. No. Dept. Premises Affected

1-54-BZ—H.B.Q.—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens, Alt. 75-53.

2-54-A—F.D.—422 and 426 East 89th street, south side, 256 ft. east of 1st avenue (cellar, 1st and 2nd floors); (Block 1568, Lot 37), Borough of Manhattan, Order No. 98448 LC.

3-54-A—H.B.Q.—87-50 Kingston place, south side, 239.20 ft. northwest of Hillside avenue (Block 9844, Lot 110), Jamaica Borough of Queens, N.B. 2642-53.

4-54-A—H.B.Q.—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens, Alt. 727-53.

5-54-A—F.D.—Entire block bounded by College Point causeway, 30th avenue, 122nd street and Tallman boulevard (Block 4395, Lot 1; Block 4393, Lots 1 and 32; Block 4392, Lots 1 and 27), College Point, Borough of Queens, Decision re Order No. 54139 LC.

6-54-BZ—H.B.Q.—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45), Woodside, Borough of Queens, N.B. 4952-53.

7-54-BZ—H.B.Q.—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard (Block 4695, Lot 1), Whitestone, Borough of Queens, N.B. 2259-53.

8-54-BZ—H.B.Q.—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens, Alt. 2620-53.

9-54-A—F.D.—65 Commercial street, north side, from Box street to Newtown creek (1st floor); (Block 2472, Lot 425), Borough of Brooklyn, Decision.

10-54-BZ—H.B.B.—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19), Borough of Brooklyn, N.B. 1334-53.

11-54-A—F.D.—341 Park avenue, east side, 20 ft. north of 51st street and 101-105 East 51st street (sub-cellar, cellar and 1st floor); (Block 1306, Lot 1), Borough of Manhattan, Decision re Order No. 1142.

Restored to Docket

676-44-A—Vol. II—H.B.B.—6720 19th avenue, northwest corner of 68th street (1st floor); (Block 5569, Lot 45), Borough of Brooklyn, Alt. 4643-52.

247-52-A—Vol. II—F.D.—3200 Jerome avenue and 1500 Van Cortlandt Park east, northeast corner (Block 3323, Lot 36), Borough of The Bronx, Decision re Order No. 82564-LC.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 19, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 19, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

CALENDAR

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots.

448-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner.

SUBJECT—Application June 8, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the extension in use and area of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles in residence use portion of plot, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—127-08 Rockaway boulevard and 117-01 to 117-09 127th street, southeast corner (Block 11749, Lot 44), Ozone Park, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

631-53-BZ

APPLICANT—Saul Goldsmith, for 52 Building Corp., owner.

SUBJECT—Application August 27, 1953—(decision of the Borough Superintendent) under section 21 of the zoning resolution, to permit in the business use, C area district portion of plot located in a residence and business use district, the erection and maintenance of a business building (factory), using more than the area permitted.

PREMISES AFFECTED—72-02 51st avenue, 51-01 to 51-13 72nd street, southeast corner; 72-10 to 72-20 51st road and 51-02 to 51-10 72nd place (Block 2461, Lot 16), Winfield, Borough of Queens.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

632-53-BZ

APPLICANT—Ingram S. Carner, for Sam Mintz, owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of two buildings to be used as junk shops for sorting, packing, and baling of scrap metal and rubber (no paper or rags), and to permit the open storage in yard of scrap metal and rubber; and to permit a loading and unloading space nearer to intersection than is permitted.

PREMISES AFFECTED—739-745 East 95th street, 9501-9529 Ditmas avenue, northeast corner and 736-746 East 96th street (Block 8113, Lot 1), Borough of Brooklyn.

Laid over from December 22, 1953, to January 19, 1954, for inspection and decision; hearing closed.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument.

662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 7h of

the zoning resolution, to permit in a retail use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, store, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

663-53-A

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Jewett avenue and Forest avenue.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

Laid over from December 22, 1953, to January 12, 1954, for inspection and decision; hearing closed; applicant to file revised plans; then to January 19, 1954, for further consideration and decision.

206-44-A—Vol. II

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

689-53-BZ

APPLICANT—Charles M. Spindler, for Sunshine Quaker Laundry Service Inc., and LDB Realty Corp., owners.

SUBJECT—Application September 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a manufacturing use district, the change in occupancy of public garage to steam laundry in conjunction with existing laundry and the extension in height of portions of existing laundry building.

PREMISES AFFECTED—814-818 Lexington avenue, south side, 150 ft. west of Ralph avenue (Block 1638, Lots 21, 22, 23, 24 and 30), Borough of Brooklyn.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

CALENDAR

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed; then to January 19, 1954, for further consideration and decision.

384-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Freunds Service Station, Inc., owner.

SUBJECT—Application reopened December 22, 1953, to consider proposed revised working drawings—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence use district, the extension in use and area of existing gasoline service station and the conversion of present accessory building to a store for sale of accessories, and permitting the erection and maintenance of an extension to existing building to be used for relocated lubritorium and car wash, and for the addition of motor vehicle repairs and office; and permitting the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—2596-2604 Linden boulevard and 780-788 Crescent street, southwest corner and 689-697 Pine street (Block 4485, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn.

Laid over from January 12, 1954, to January 19, 1954, for consideration and decision by the Board; hearing closed.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

63-42-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Newtal Corp., owner (George D. Lambert, lessee).

SUBJECT—Application, June 17, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the addition of the parking and storage of motor vehicles, and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

672-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter and Anne Cavallo, owner.

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SUBJECT—Application September 16, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension in area of existing chicken market and to permit the use of existing storage space, and to erect and maintain a new store using more than the area permitted.

PREMISES AFFECTED—86-01 101st avenue and 97-51 to 97-59 86th street, northeast corner (Block 9059, Lot 67), Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 19, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 19, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

98-48-A—Vol. III

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

516-53-A

APPLICANT—H. Hurwit, for Berkeley Properties Co., owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8 East 12th street, south side, 200 ft. east of 5th avenue (Block 569, Lot 10), Borough of Manhattan.

489-52-A

APPLICANT—Simon B. Zelnik, for Combination Manhattan Corp., owner (Barricini, Inc., lessee).

SUBJECT—Application June 11, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-23 West 34th street, north side, 450 ft. west of 5th avenue (Block 836, Lot 18), Borough of Manhattan.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

923-52-A—Vol. II

APPLICANT—Irving P. Marks, for Victor Segarich, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100 Bay 22nd street, north side, 25 ft. $\frac{5}{8}$ in. east of Benson avenue (Block 6372, Lot 94), Borough of Brooklyn.

922-52-A—Vol. II

APPLICANT—Irving P. Marks, for Charles Aidikoff, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92 Bay 22nd street, north side, 100 ft. $2\frac{1}{2}$ in. east of Benson avenue (Block 6372, Lot 90), Borough of Brooklyn.

921-52-A—Vol. II

APPLICANT—Irving P. Marks, for Patrick DeBona, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Bay 22nd street, north side, 75 ft. $1\frac{7}{8}$ in. east of Benson avenue (Block 6372, Lot 91), Borough of Brooklyn.

920-52-A—Vol. II

APPLICANT—Irving P. Marks, for Charles Buffone, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90 Bay 22nd street, north side, 125 ft. $3\frac{3}{8}$ in. east of Benson avenue (Block 6372, Lot 88), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning January 26, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle

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repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; then to January 5, 1954, for further consideration by the Board and decision; hearing closed; then to January 12, 1954, for applicant to discuss with owner matter of withdrawal; then to January 26, 1954, for decision by full Board.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

467-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Perry Heidelberger, owner (George Garon, lessee).

SUBJECT—Application, October 7, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance on first story of motor vehicle repair shop, and to permit a motor vehicle repair shop in cellar, in addition to garage for more than five motor vehicles.

PREMISES AFFECTED—5070—(5060-5076) Broadway, 501-507 West 215th street, northeast corner and 500 West

216th street and 4036-4050 10th avenue (Block 2232, Lot 18), Borough of Manhattan.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

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625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon January 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H. and T. Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

349-53-A

APPLICANT—Michael Marlo, for 228-232 West 42nd Street Realty Corp., owner (Huberts Museum, Inc., lessee).

SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

355-53-A

APPLICANT—Hubert's Museum, Inc., lessee, for 228-232 West 42nd Street Realty Corp., owner.

SUBJECT—Application May 8, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application, September 19, 1953, reopened October 14, 1953 as Vol. III—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and

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office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application, May 27, 1953, reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application, May 19, 1953, reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service, Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Ber-
man, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision without further argument; then to February 2, 1954, for inspection and decision.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

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445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amendment of resolution, to reduce plot and other changes, Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f, and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit

in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

488-53-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.

SUBJECT—Application June 25, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard (Block 12381, Lot 29), Jamaica, Borough of Queens.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

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PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc. Chemical Feeder (device to add chemicals to water).

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

HARRIS M. MURDOCK, *Chairman*.

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

212-28-BZ—Vol. II

APPLICANT—Hady H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

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SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.
PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; applicant to inform Board who the lessee is to be.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubritorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sales-room and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs. PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners. SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners. SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

622-53-BZ

APPLICANT—Richard Shutkind, for Allen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district

the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

796-51-SM

APPLICANT—Trageser Copper Works Inc., owner-manufacturer.

SUBJECT—Copper Core Automatic Gas Water Heater, Models CWH30, CWH45, CWH60 and CWH80.

511-52-SA

APPLICANT—William R. Sundmeyer, for Norman Products Co., owner.

SUBJECT—Application July 8, 1952—Norman Three-Sixty Gas-fired Unit Heater, Model RHD-100A.

786-53-SM

APPLICANT—Central D/Manufacturing Co., owner.

SUBJECT—Application November 5, 1953—Duro Gas Connectors, Models DRB, ARA and ARB.

408-53-SA

APPLICANT—Good Humor Corp., for Fred Hebel Corp., owner.

SUBJECT—Application May 19, 1953, F. H. C. Vending Machine, Model 2200 (for dispensing Ice Cream stick confections).

471-53-SA

APPLICANT—Columbia Appliance Corp., owner.

SUBJECT—Application June 11, 1953—Columbia Model G, Dry Cleaning Unit.

455-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.

SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model SSS.

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577-53-SA

APPLICANT—American Gas Furnace Co.

SUBJECT—Application July 13, 1953—Ammonia Disassociator used with Atmosphere Tube or Muffled Furnace.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

HARRIS M. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY MORNING, JANUARY 12, 1954, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connors.

384-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Freunds Service Station, Inc., owner.

SUBJECT—Application reopened December 22, 1953 re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence use district, the extension in use and area of existing gasoline service station and the conversion of present accessory building to a store for sale of accessories and permitting erection of extension to existing building to be used for relocated lubritorium and car wash, and for the addition of motor vehicle repairs and office; and permitting the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—2596-2604 Linden boulevard and 780-788 Crescent street, southwest corner and 689-697 Pine street (Block 4485, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 10 A. M. for consideration and decision by the Board; hearing closed.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry Street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Francis M. Conlon, Donato Finelli, John Majowkee, John Palnzeke, Walter Halagarna and H. Lyons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.
SUBJECT—Application reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Mafera, Peter W. Bruder, Patrick J. Malhun and Leonard Zola.

For Opposition: George B. Peters.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 10 A. M. for further consideration and decision; hearing closed.

206-44-A—Vol. II

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.
SUBJECT—Application reopened September 22, 1953 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Mafera, Peter W. Bruder, Patrick J. Malhun and Leonard Zola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 10 A. M. for further consideration and decision in conjunction with Cal. No. 205-44-BZ, Vol. III.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 10 A. M. for decision by the full Board; no further argument.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

APPEARANCES—

For Applicant: Noah Sherman, George W. Higdon and David D. Higdon.

For Opposition: Ferd. Loeb and Adan Kurish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 10 A. M. for decision by full Board; hearing closed.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic) lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Charles A. Hirsch, Sam Thalek, Anne Stewart, John A. Bullard and George H. Denning.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owner.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Solomon A. Klein.

For Opposition: Rev. Julius B. Tusty, P. R. Haulenbeck, Ida Pizzolato, Marion Roberts, Anna Jury and Marguerite Goldenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 10 A. M. for decision by full Board; hearing closed.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

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PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 10 A. M. for further consideration by the Board and decision; hearing closed.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Seymour Gendal, Arthur Martinez, Marie De Parn, John O. Brock, Mary Gaffney, Jean H. Koslow, George W. Jordan, Alice R. Geis, Margaret McCulloch and John Karkleck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of the Bronx.

APPEARANCES—

For Applicant: Frank J. Ross and P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane and Arnold Rothstein.

For Opposition: George N. Brickfield, Bernard Misbin, Henry Holtorf, Nina Cardlin, Helen Kudla, Gladys A. Zinn, Ralph J. Favilla, Dennis Keough, Victoria Zahra M. Klelzelman and Ann Boscovich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 10 A. M. for further consideration and decision; hearing closed.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space, and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: J. Walsh, Mrs. Catherine Regan, Mrs. Mary Zirilli and Hugo B. Schulz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed; applicant to inform Board who the lessee is to be.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), (formerly 218) (formerly 47) Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Harvey C. Lucks.

For Opposition: John F. Dufficy, Carl Shapiro, Irving Albert, Charlotte E. Smith, Bertha Baur, Mrs. J. Zomrds, Mary E. Wilson, Walter Zgmrbs, Mary A. Gillespie, Mildred Amesbury, A. Schellhorn, Louis Mastrocola, G. C. Ellis, R. A. King, Mrs. J. Muller, Mrs. M. Evans, Irene J. Ring, Sophie Uresk, Kathleen Dunne, Vincent W. Guerriere, Henry K. Lennox, Frank

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Dunne, M. Reidy, I. Nash, Bernadette R. Riordon, Sarah J. Meyer, Bart Cala and Joseph Mohr.
ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.
SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.
PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.
SUBJECT—Application September 16, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto show room, lubritorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.
PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Martin Lubash, I. Louis Winokur, Paul Huber, Frieda L. Grung, Malvine Vincie, Jennie Cangelosi and Helen F. Fiehn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.
SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, salesroom and office; and to permit the parking and storage of motor vehicles, for a term of 15 years.
PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and Herman Epstein.
For Opposition: Lester Grossman, Marie Barcia and William Ciaccio.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

297-34-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for Anne Cosden, owner.
SUBJECT—Application, August 8, 1952, reopened February 25, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use district, the extension in area of premises and change in occupancy from auto-laundry, grease pits and office, to gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office; and the parking of more than five motor vehicles waiting to be serviced.
PREMISES AFFECTED—2705-2717 Nostrand avenue, east side, 340 ft. south of Avenue M (Block 7666, Lots 24 and 25), Borough of Brooklyn.
APPEARANCES—
For Applicant: Arthur P. McNulty and Abbey Cosden.
For Opposition: Edwin Gold.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 25, 1953 subject to regular procedure, for rehearing based on alleged change of conditions in the area; and

WHEREAS, a public hearing was held on this application on November 24, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Nostrand avenue are in a business use, D area, class 1 height district; Avenue M is in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 30, 1952 acting on Alt. Applic. 2368-52, reads:

"1. The proposed extension of premises and change in occupancy from auto laundry, grease pits and office to gasoline service station, lubritorium, car washing, motor vehicle repairs, office for sale of auto accessories and parking for more than 5 motor vehicles waiting to be serviced in a business use zone is contrary to Article II, Para. 4(a) subsections 29 and 46 of the Zoning Resolution.

2. Provide exit from premises as per 6.1.2.2.2. B. C."

and
WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 105 ft. in depth, on which is located a building 54 ft. $\frac{1}{2}$ in. front by 57 ft. 5 in. in depth, one story, 15 ft. in height, of class 3 construction, presently used as auto laundry, office and grease pits, for which certificate of occupancy No. 118615 has been filed; and

WHEREAS, the applicant contends that on October 31, 1950, an application was filed to reopen this case based on new facts; that since that date there have been a number of changes in this area and Nostrand avenue between Avenue M and Avenue N can no longer be developed as a residential area or as a retail store area; that it has in fact been developed as a manufacturing and industrial area; that in block 7666, on lot 11, there has been constructed a two-story brick office and garage building, and also a gasoline pump; that lot 15 contains a parking lot; that lots 30 and 32 have one-story brick factory buildings, and lot 40 has a small office building; that in block 7665, lot 53 there is a one-story brick machine shop and lot 56 has a one-story brick motor vehicle repair shop; that lot 58 is used for parking cars in connection with business carried on in lots 53 and 56; that lots 61, 64, 68 and 71 contain one-story brick factories and lot 74 contains a one-story brick store and dress factory; that on lot 78 there is a one-story brick

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store and fuel trucking depot; that on these premises air conditioning equipment is sold as well as fuel oil; that there is a gasoline tank on these premises and fuel trucks are stored here; and

WHEREAS, the applicant further contends that Nostrand avenue in the vicinity of the above premises is definitely a factory and industrial area, and the added uses which are requested in this application would in no way be detrimental to the surrounding neighborhood; that the subject premises have been used for many years as an automobile service station without, however, the right to sell gasoline; that Nostrand avenue is today one of the heavier travelled arteries in Brooklyn; and

WHEREAS, the applicant contends with respect to section 21, that this property, as it is presently functioning, is being operated by the owner's husband; that several years ago he suffered a severe heart attack and as a result is limited in his physical activity; that because of this limitation, he finds that it is impossible for him to continue to operate this auto laundry and greasing and servicing of motor vehicles as he has heretofore done; that the income from the property is not sufficient to continue its operation at a profit and it would be an undue hardship to deprive him of the variance requested and thus require the owner to sell the business; that in view of the added use sought, sale of gasoline, item A should be amended to include therewith 7h to cover the proposed parking of vehicles at the premises; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f, h and i of the zoning resolution, as to use.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of ten (10) years, to permit the premises to have the additional use of sale of gasoline and under section 7i for minor repairing with hand tools only and under section 7, subdivision h for parking of cars awaiting service substantially as proposed and as indicated on plans filed with this application marked "Received August 8, 1952" (4 sheets) *on condition* that the existing building shall not be increased in height or area; that the paving in front of the building for the gasoline selling area shall be either concrete or asphaltic pavement and shall extend from lot line to lot line in front of the building; that the balance of the unbuilt upon area shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that where walls of adjoining buildings do not occur there shall be on the rear and side lot lines a woven wire fence of the chain link type erected on a masonry base to a total height of 5 feet 6 inches; that curb cuts shall consist of two, 30 feet each, located where shown on plans showing proposed conditions; that any existing curb cuts shall be restored and the sidewalk and curbing reconstructed or restored to the satisfaction of the Borough President; that pumps shall be of a low approved type, not nearer than 10 feet from the base to the street building line; that the number of gasoline storage tanks shall not exceed four 550 gallon tanks; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution; that as to objection 2 an administrative appeal should be filed if necessary.

247-35-BZ—Vol. II

APPLICANT—DeRose and Cavalieri, for Henry Sauer, owner.

SUBJECT—Application, April 23, 1953, reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont avenue,

northeast corner of Ericson place (Block 5381, Lot 38), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 19, 1953 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 27, 1953 after due notice by publication in the Bulletin; laid over to November 17, 1953, for inspection and decision—hearing closed on October 27, 1953; then to November 24, 1953, and again to December 15, 1953, for inspection and decision; then to January 12, 1954, for applicant to file further information with the Board as to proposed parking area; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class ½ height district; East Tremont avenue and Ericson place are in residence and business use, D and E area and class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1953 acting on N.B. Applic. 273-53, reads:

"1. In a residence district the proposed lunch wagon (Restaurant) is contrary to Sect. 3 of the Zon. Res.

2. In an E district no portion of any building may be erected nearer than 10' to the street line as per Sect. 15 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.14 and 60.12 ft. frontage by 15 and 58.76 ft. in depth, on which are located two bill boards and a small one story shack used as an office; that it is proposed to install a lunch wagon 45 ft. front by 32 ft. in depth, one story, 12.5 ft. in height, of class 4 construction, to be used as a restaurant; and

WHEREAS, the applicant contends that the plot is irregular, 2310 sq. ft. in area, fronting 75.14 ft. on East Tremont avenue and 60.12 ft. on Ericson place, and has a depth of 58.76 ft. at right angles to Ericson place; that a variation is requested for a period of 10 years; that the district maps were changed on May 28, 1938 from business to residence use; that the size and shape of this plot, together with its location, would not warrant a conforming improvement at this time; and

WHEREAS, the applicant further contends that this property was purchased by the present owner in the belief that it could be improved with a business use; that carrying charges would have to be met until such time as the plot warrants a conforming improvement; that the business use continues along Tremont avenue to a point almost abutting this property and there has not been a residential improvement within the affected area for many years; that the proximity to the business use district and the character of improvements on nearby properties are such as to justify the granting of the variance herein requested; that relief is requested from compliance with E district front setback requirements as shape and area of plot would cause undue hardship; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of fifteen (15) years to permit the premises to be occupied as a restaurant, substantially as proposed and as indicated on plans filed with this application, marked "Received April 23, 1953" (2 sheets) *on condition* that all signs and other uses shall be removed from the premises; that under section 21, the proposed restaurant shall be constructed where located and of the size and of the area as shown, provided that space shown to be left unbuilt upon shall be maintained properly paved; that in all other respects shall comply with the requirements of the Building Code; that there shall be erected on the interior lot line from East Tremont avenue to Ericson place a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 inches; that it is a condition of this grant that the owner shall acquire or lease for the term of this variance the premises on the east side of Ericson place for the parking of cars and motor vehicles patronizing the proposed restaurant; that such lot shall be as indicated on additional plans filed marked "Received January 11, 1954" (1 sheet) comprising in block 5375, lots 15, 18, 19 and 21, as thereon shown, except that such parking lot shall be occupied only within the business use district and that a permit for such use within the business use district shall be obtained in accordance with the legal requirements; that such parking area, however, need not exceed 5,000 feet; that all permits required shall be obtained and all work completed within the requirements of section 22A of the zoning resolution, including the proposed parking area; and that the restaurant shall not be maintained until the parking area is acquired and subject to a lawful permit.

258-35-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Octagon Laundry, Inc., owner.

SUBJECT—Application, May 20, 1953, reopened June 9, 1953 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to existing wet wash laundry to be used for storage and sorting of laundry and a store; and to permit the erection and maintenance of an extension to the north to be used for dry cleaning, for the storage of furs, boiler room, loading and unloading of laundry; and to convert the present four car garage facing Grove street to a store and bundle storage room; and to permit the open portion to the north for the day parking of patrons, employees and owner's cars.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William C. Eisenhardt.

For Opposition: Charles A. Heeg, Katherine Dengeler, Margaret Homer, Elizabeth Kaufmann, Johanna Geider, Cecelia Plotz, Florence Callei, Fredericka Wilhelm, Anna Kircher, Henry Weismantel and Stephanie Zimmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on June 9, 1953, subject to regular procedure, to consider extension of use and change of arrangement; and

WHEREAS, a public hearing was held on this application on December 1, 1953, after due notice by publication in the Bulletin; laid over to December 15, 1953, at request of objector's representative; no further requests for adjournment; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Grandview avenue and Grove street are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated May 8, 1953, acting on amendment to Alt. Applic. 2741/49, reads:

"1. The extension of an existing wet wash laundry, to provide uses of storage and sorting of laundry, boiler rooms, stores, dry cleaning establishment (Flashpoint 140 min.) Fur storage, loading and unloading, day parking for owner and employees cars (more than five) and parking of patrons cars (more than five) on a plot located in a Business Zone is contrary to Article II, Section 4a subdivision 51 of the Zoning Resolution.

2. The omission of garage for twenty trucks, stock and bundle room and the substitution of boiler rooms, stores, dry cleaning establishment (Flashpoint 140 min.) Fur store and parking of patrons cars (more than five) is contrary to Resolution Calendar No. 258-35-BZ, Vol. III."

and

WHEREAS, the applicant states that the premises consist of a plot 160.57 ft. and 121.01 ft. front by 113.04 ft. in depth (irregular) on which is located a Class 3 building partly two stories in height, having a frontage of 47.5 ft. on Menahan street and approximately 170 ft. in depth, used as a wet wash laundry, store and office; that the original wet wash laundry laundry was erected under N. B. 13168/24; in 1935 under Cal. 258-35-BZ the Board granted an extension of this laundry and the additional use of garage for more than five cars in conjunction therewith; that there is also on the site a two-family dwelling and 4-car garage; that Certificate of Occupancy #3368 was issued for a laundry and office. It is proposed to maintain present wet wash laundry use and erect a new extension of 83 ft. 4 $\frac{7}{8}$ in. front on Menahan street to be used for storage and sorting of laundry and a store; and to erect a new extension to the north for use as dry cleaning, using a liquid with a minimum flashpoint of 140°, fur storage, boiler room, loading and unloading of laundry; that the present 4-car garage facing Grove street will be converted to a store and bundle storage room; the garage doors will be bricked up and all curb cuts on Grove street removed; that it is also proposed to use the present open area to north of laundry for day parking of owners', employees' and patrons' cars; that all the foregoing uses except the dry cleaning were approved by the Board under Cal. 258-35-BZ, Vol. III and it is only proposed to maintain these uses under present application and to include dry cleaning, which is a permissible use in a business zone up to an area of 2,000 sq. ft.; that the area proposed for actual dry cleaning, including store and incidental storage is only 3,100 sq. ft.; and

WHEREAS, the applicant contends that dry cleaning has now become an associated business with a wet wash laundry and the public now demands making one stop for all its cleaning needs; that a parking area has been provided for the patrons' cars, which will reduce the present parking problem at this point; that the new building will be erected in a modern manner and inasmuch as most of these uses were formerly granted by the Board and the area will not be affected, it is requested that this application be granted; and

WHEREAS, under CP10386, the Planning Commission approved on December 23, 1953 under Calendar No. 24, certain use changes in the area of notification, not affecting however, the plot involved herein: such changes involved certain areas from Business to Retail and from Business to Residence; these changes were on the Calendar of the Board of

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Estimate for January 14, 1954, No. 127, to become effective January 25, 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. I on November 6, 1935, as thereafter amended by resolutions adopted June 17, 1950, and under resolutions extending time adopted through June 9, 1953, by adding thereto:

"that in addition to the uses previously permitted under resolutions above cited, the extension as now proposed and as indicated on plans filed with this application, marked 'Received May 20, 1953' (3 sheets) may be permitted, *on condition* that such additional buildings shall comply in all other respects with all laws, rules and regulations applicable thereto and shall not be further increased in height or area than as now proposed; that all the work hereinbefore permitted where not inconsistent with this amended resolution may be permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

276-43-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application, July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21, and 19A, j of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to factory and storage, with height of entrance to loading platform smaller than required.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 22, 1953 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 8, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to December 22, 1953, for inspection and decision without further argument; then to January 5, 1954, for decision after applicant has filed revised plans; then to January 12, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; Kingsbridge avenue and West 236th street is in residence and business use, B area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1953 acting on amendment to Alt. Applic. 587-53, reads:

"1. In a Residence district the proposed factory is contrary to Sec. 3 of the Zoning Resolution.

5. Off-street loading berths must be provided as per Sect. 19-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 106 ft. in depth, irregular, on which

is located a building 56 ft. front by 100 ft. in depth, two stories, 27 ft. in height, of class one construction, used as a storage garage, for which certificate of occupancy 9232-51 has been filed; that it is proposed to change the use to factory for light manufacturing and storage, as permitted in a business use district; and

WHEREAS, the applicant contends that the building is two stories and cellar in height, of fireproof construction, erected in 1916 before the enactment of the zoning resolution of July 25, 1916; that the building was continuously used as a garage until it was leased to the present owner in 1943 for use as a warehouse for household goods; that application for variance to permit this use was filed June 3, 1943 under Cal. 276-43-BZ and permission was granted to change the garage to a warehouse; that the warehouse was used as such until 1950 when the demand for household storage space disappeared and application was again made to the Board for a variance under Cal. No. 265-43-BZ, Vol. II to allow the owner to change the premises back to a garage; that this was granted in 1950; that since then the owner has struggled along with the building but it seems people would rather leave their cars on the street instead of storing them in garages and it is for this reason that appeal is again made to the Board for permission to change the use of this building into a factory for light manufacturing as permitted in a business district; that the use of the building for light manufacturing would not be any more objectionable than the garage or warehouse use as the use would be limited to daylight hours, probably only five days a week; that the character of the neighborhood has not changed much since 1916; that most of the lots and the east and west sides of the street are still vacant and it is felt that there will be no detriment to the neighborhood; that in view of the fact that the clear ceiling height is only 13 ft. and the door is close to the ceiling now, it would be a practical hardship to comply with the strict requirements of section 19-A(h)(1) and (2); that a modification under paragraph (j) is therefore requested to accept the present size of door as now built; that the total net floor area is 15,850 sq. ft.; and

WHEREAS, the subject premises and the premises of the Agres Nuts and Seeds Company in Brooklyn were inspected by a committee of the Board; and

WHEREAS, in view of the further statement as to the limitation of the type of nuts and seeds to be processed and the other changes proposed for the subject premises, the committee recommends that the application should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1950, as thereafter amended by resolutions adopted through January 9, 1951, by adding thereto:

"that in the event the owner desires to change the use of the premises from storage garage to a factory for treating nuts and seeds such change of use may be permitted under section 7c, *on condition* that the building shall not be increased in height or area; that the building shall be maintained substantially as proposed and as indicated on plans filed with this application, marked 'Received July 30, 1953' (9 sheets) as amended by revised plans marked 'Received December 31, 1953' (4 sheets) and 'January 7, 1954' (1 sheet), *on condition* that the fire escape shall be removed from the rear of the building as proposed and shall be reconstructed and reinstalled on the north side of the building as indicated on such revised plans marked 'Received December 31, 1953' and that an exit door shall be installed as thereon shown from the second floor; that the passageway or court on the north side of the building from such stair to the street shall be properly paved and maintained in safe condition; that the roasting of nuts and seeds shall be maintained on the second floor only as proposed and shall be limited to sunflower seeds, pumpkin seeds, squash seeds, watermelon seeds and pistachio nuts and peanuts but no other type of nuts or seeds giving off an odor during processing; that the ventilating system, including the roof cyclone shall be maintained at all times while

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processing is taking place, ventilated through the roof to the penthouse of the present elevator shaft as proposed and indicated on such revised plans marked 'Received January 7, 1954'; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the windows at the rear shall be blocked up with approved masonry or glass block as approved for exterior walls; that on the first floor there may be permitted the storage of one truck operated by this concern for their own business; that loading and unloading shall be within the building and under Section 19j, the existing door, permitting entrance of a motor vehicle may be continued; that the number of people employed within the building shall not exceed twenty with not more than ten at manufacturing; and that all permits required including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

685-53-A

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 14, 1953, acting on amendment to Alt. Applic. 587/53, reads:

"3. The exterior open stair is contrary to Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 27 feet in height, 56 ft. by 100 ft. in area, of fireproof construction, erected in 1916 on a lot 60 feet front by 106 feet average in area, in a residence use, B area, Class 1 1/4 height district; used and occupied since 1951: cellar—boilerroom and garage, 0 persons; 1st floor, storage garage for more than five motor vehicles; 2nd floor, storage garage for more than five motor vehicles; total occupancy throughout building, 12 persons, for which Certificate of Occupancy 9232/51 was issued; and

WHEREAS, the applicant states that it is proposed to use and occupy the building as follows: cellar—boilerroom and storage; 1st and 2nd floors—factory (roasting nuts) 20 persons each floor; that the building is provided with one 3 ft. 8 in. wide interior iron stairs enclosed with fireproof partitions, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street and one exterior stairs at rear, extending to roof by stair and to yard by stair with egress from lowest termination to street through passage at side of building; window and doors on course of exterior stairs are fireproof, self-closing; and

WHEREAS, the applicant states that the secondary means of egress is provided with fireproof doors at 1st and 2nd floor leading to this exterior stair; that from the yard there are concrete steps up to grade and a 4 ft. wide side court leading to the street; that the building is fireproof and interior stairs lead directly to the roof; that the rear exterior stairs has a full 3 ft. 8 in. width; and

WHEREAS, the applicant contends that to be required to install an additional interior stair would be a hardship and in view of the fact that the proposed occupancy will be small,

it is requested that the existing exterior stair be accepted as substantial compliance with Sec. 270 of the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation of the requirements of the Labor Law, as cited in the decision of the borough superintendent, acting on amendment to Alt. Applic. 587/53, Objection 3, and that the appeal be and it hereby is granted on condition that the proposed fire escape shall be relocated and that all the requirements of the resolution adopted this day under Cal. 276-43-BZ, Vol. II shall be complied with.

743-45-BZ—Vol. III

APPLICANT—Solomon Jochnowitz, for Garvan Realities, Inc., owner (James Seeman Studios, lessee).

SUBJECT—Application, September 14, 1953, reopened September 29, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from storage garage and repair shop, auto showroom and sales, to factory use.

PREMISES AFFECTED—134-12 Atlantic avenue, south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. west of Van Wyck expressway (Block 9450, Lots 34 and 56), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 29, 1953 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 24, 1953 after due notice by publication in the Bulletin; laid over to December 15, 1953, at request of the objector's attorney; applicant to send out notices to owners in affected area; hearing closed on December 15, 1953; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 95th avenue are in residence, business and unrestricted use, D and E area, class 1 1/4 height districts; 134th street is in business and residence use, D and E area, class 1 1/4 height districts; Atlantic avenue is in business and unrestricted use, D and E area and class 1 1/4 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1953 acting on Alt. Applic. 988-53, reads:

"1. Proposed change in use is contrary to B. S. A. Cal. 743-45-BZ and should be referred to the Board for further action.

2. Proposed use as factory which is partly in a residence use district is contrary to Art. II Sec. 3 Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 200 ft. in depth, irregular, on which is located a building 50 ft. frontage by 200 ft. in depth, irregular, one story and mezzanine, 20 ft. in height, of class 3 construction, for which certificate of occupancy 84291-52 has been issued for garage, repair shop, auto showroom and sales, office and toilets; that it is proposed to permit the use of the building to continue for the preparation and printing of high grade wall paper; and

WHEREAS, the applicant contends that originally and prior to 1947 approximately 167 ft., from Atlantic avenue to the center line of the block, was located in an unrestricted zone; that the remainder of the property, approximately 165 ft. deep, fronting on 95th avenue, was located in a residence

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zone; that on January 3, 1947 the zone was changed so that 100 ft. abutting Atlantic avenue was changed to a business zone; that the remainder of the area, formerly restricted, to wit 65 ft., continued unchanged as did the residential area, so that the property is now located in a business, unrestricted and residence zone; and

WHEREAS, the applicant further contends that in February 1953 the landlord leased the entire building to the present lessee to be used and occupied for light manufacturing and for such other purposes as may be legal, and particularly for the preparation and printing of high grade wall paper; that possession of the premises was taken by the present lessee on the date mentioned and the business has been carried on in these premises since then; that this was done upon the advice of architects who had informed the lessee the business, being less offensive than that for which the certificate of occupancy was issued, required no change in the certificate of occupancy; that a violation was served upon the owner and lessee on April 24, 1953; that in order to remove this violation, plans were filed and an application made for a certificate of occupancy permitting the use of the building for light manufacturing; that the use of the building would come within the definition of light manufacturing which is permissible in the business and unrestricted zones; that the creation of patterns and designs, the preparation of silk screens and hand blocks and the printing and blocking of paper cannot be considered as anything other than light manufacturing; that this would only be a violation of the zoning use of that portion of the building located in the residence zone, namely, the southerly strip of the building located entirely in the interior of the block; that no use of heavy machinery is involved; that in view of the fact that the proposed use is so much more desirable than the use previously permitted by the Board from the standpoint of the zoned uses as well as from that of the surrounding property, a variance is requested for the use of the building for light manufacturing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted to permit the occupancy as now proposed as against the previously granted occupancy.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as adopted by the Board on March 26, 1946, as thereafter amended by resolutions adopted through May 27, 1952, by adding thereto:

"that in the event the owner desires to change the use of the building throughout, as proposed and as indicated on plans filed with this request for amendment marked 'Received September 14, 1953' (2 sheets) and 'October 8, 1953' (2 sheets), such change of use may be permitted, *on condition* that the resolutions above cited shall be complied with in all other respects where not inconsistent with this amendment and that the gasoline selling system shall be removed or discontinued and sealed to the satisfaction of the fire commissioner; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution."

114-50-BZ—Vol. II

APPLICANT—Charles H. Spindler, for Sun Oil Company and the Penn Mutual Life Insurance Company, owners, (Sun Oil Co., lessee).

SUBJECT—Application August 25, 1953 (decision of the borough superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in use and area of existing gasoline service station, lubricatorium, washing, accessory sales and office, to include parking and storage of motor vehicles (previously granted by the Board for lot No. 6).

PREMISES AFFECTED—1916-1938 Linden boulevard, south side, from Pennsylvania avenue to Sheffield avenue; 786-796 Pennsylvania avenue and 787-797 Sheffield avenue (Block 4346, Lots 1, 2 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 6, 1953 subject to regular procedure, to consider increase in use and area; and

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Linden boulevard and Sheffield avenue are in a residence use, D area, class 1½ height district; Pennsylvania avenue is in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 29, 1953 acting on Alt. Applic. 1905-53, reads:

"1. Proposed extension in area of existing gasoline service station, lubrication, auto washing, office & accessory sales & to including parking of cars awaiting service, all within a residential use district, is contrary to Art. 2, Sect. 3 of the zone resolutions & provisions of variance granted by Bd. of St. & Appeals under 114-50-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 190 ft. frontage by 95 ft. in depth, on which is located an existing gasoline service station on the southwest corner of Linden boulevard and Pennsylvania avenue, with a frontage of 130 ft. on Linden boulevard; that this station was erected under a variance granted by the Board under Cal. No. 114-50-BZ and certificate of occupancy No. 133057 has been issued therefor; that it is proposed to extend the area of the gas station by adding to the site the two adjacent vacant lots to the west (lots 1 and 2); that these adjacent lots have a combined frontage of 60 ft. on Linden boulevard and will provide a block front gas station similar to the two stations directly opposite the site to the north and east; that this additional frontage will provide for greater ease of traffic flow and tend to reduce congestion at this heavily traveled intersection; that no change in the gas station building is proposed and no new building is to be constructed; that the extended area will be used principally for driveway purposes and the only improvements will be a portion of one gasoline pump island and a gasoline brand sign; that a fence similar to the present fence approved by the Board will be constructed along the rear lot line of the additional lots and will be returned for more than one-half of the frontage along Sheffield avenue; that planting and shrubbery will be provided and protected by concrete curbs, and the balance of the added area will be paved; and

WHEREAS, the applicant contends that the lots which are the subject of this application were recently purchased at a tax sale; that they have not produced any revenue for the city in a great many years and there is little likelihood that they will ever be developed for a conforming use; that it is felt that their addition to the gas station will provide a better traffic condition, will provide additional revenue to the city and will not adversely affect the surrounding area; that the use zoning of this plot was changed from unrestricted to residence on May 10, 1928; that in view of the above it is requested that this application be granted; and

WHEREAS, the Board is familiar with this area having inspected not only this gas station when it was permitted by the Board in 1950 but also the one on the northeast corner, which was permitted under a Board variance.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 6, 1950, by adding thereto:

"* * * that in the event the new owner, the Penn Mutual Life Insurance Company, owner of the present premises and the Sun Oil Company, owner of the premises proposed to be included, desire to enlarge the gasoline service station, that such enlargement may be permitted for the term as permitted in the resolution above cited, and as shown on plans filed with this application marked 'Received August 25, 1953,' 3 sheets, and to permit the use of such premises as thereon proposed, with fencing and planting and surfacing as thereon shown and similar to what is required for the original arrangement; that additional gasoline selling pumps may be installed where located, and an additional curb cut not exceeding 30 ft. in width to Linden boulevard and not nearer than 5 ft. to the street building of Sheffield avenue as extended and one curb cut as previously permitted may be relocated as proposed on such plan, and also to permit under Section 7A, a curb cut to Sheffield avenue, of similar width and under similar conditions, *on condition* that the requirements of the resolution adopted by the Board on June 6, 1950, where not inconsistent with this amendment shall be complied with; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application, November 5, 1952, reopened November 5, 1952 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store), using more than the area permitted.

PREMISES AFFECTED—602 Manhattan avenue, east side, 200 ft. south of Nassau avenue (Block 2689, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Opposition: Walter Avery.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened and restored to the docket on November 5, 1952 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 27, 1953 after due notice by publication in the Bulletin; laid over to December 15, 1953, for inspection and decision—hearing closed; then to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Manhattan avenue and Nassau avenue are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1953 acting on N. B. Applic. 4-52, reads:

"1. Proposed bldg. exceeds area for a "C" district & violates Art. 4 Sect. 13b of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire lot, one story, 15 ft. 6 in. in height, of class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that the land was purchased from the City of New York in February 1952 by its present owner for the sole purpose of erecting a one story building for his own use as a warehouse and store for the storage and sale of household appliances; that the building is intended to relieve a badly congested condition as a store of the area permitted is too small for the volume of business done and not large enough for a proper display of merchandise; that there is little or no space for storage of reserve stock; that this space is sorely needed and there is no space in the vicinity which can be leased; that the property in question is being put to a business use after at least 45 to 50 years of non-productiveness; that this will enhance the value of adjacent properties and will remove an eyesore; that the erection of the proposed structure would eliminate this potential fire hazard since it is to be of masonry and its ceiling is to be protected; that there will be no cellar and no projections beyond the building line; that a finished sidewalk will be laid; that the erection of this low building, whether 60 ft. or 100 ft. in depth, could not create a dangerous condition; that some of the adjacent buildings are 3 and 4 stories in height and the proposed structure would be about equal in height to the 1st story of these buildings; that block 2680, lot 1 has a building that extends to the rear lot line and is 25 ft. in height; that lot 5 has a 3 story brick building which covers the entire lot; that lot 12 has a two story peak roof church which runs to within 15 ft. of the center line of the block; that lot 14 (old school) runs back to within 1 ft. 1 in. of the center line of block, has no rear yard and the wall is 35 ft. high and abuts the property in question; that lot 24 has a two story building and no rear yard; that lot 39 covers the entire lot, has no rear yard and the walls are easily 25 ft. high; that lot 54 has no rear yard and occupies the full lot and has a three story frame building; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which recommended that the application be granted as to the extension of area, provided the building as proposed does not exceed one story in height; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the building to be of an area beyond what is permitted for the district, substantially as proposed and as indicated on plans filed with this application, marked "Received March 13, 1952" (2 sheets), "May 15, 1952" (1 sheet) and "October 2, 1953" (1 sheet), *on condition* that the building shall not be increased in height or area beyond what is now proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening on the rear or side of the building to adjacent premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

290-53-BZ

APPLICANT—Carroll Blake, for Tulbro Realty Corp., owner (Brooklyn Parkside Motors, Inc., lessee).

SUBJECT—Application April 22, 1953 (decision of the borough superintendent), under sections 7f and 7A of the zoning resolution, to permit in a business use district the change in occupancy from sale and display and parking of more than five motor vehicles to gasoline service station, car washing, storage and sale of accessories, with show windows and business entrance nearer to residence use district than is permitted.

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PREMISES AFFECTED—1401 86th street, northeast corner of 14th avenue (Block 6340, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Sidney Raphael.

For Opposition: Stanley W. Berman and Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert: 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953, after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th street are in a business use, D area, class 1 height district; 14th avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 3, 1953 acting on N.B. Applic. 187-53, reads:

"1. Proposed use for automobile gasoline service station, car washing, two Lubratoriums, Sales of Auto Accessories and office on a lot within a business use district violates Art. 2 Sec. 4a-46 Zoning Resolution.

2. Proposed show windows and entrances along 14th Ave. and more than 25' north of 86th St. violates Sec. 7-A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently used for parking of motor vehicles and used car sales lot, for which certificate of occupancy No. 131351-52 has been filed; that it is proposed to erect a building 48 ft. 1½ in. by 46 ft., one story and mezzanine, to be used as an auto laundry, lubratorium, sale and storage of accessories and office; that it is further proposed to install 550 gallon gasoline tanks and four dispensing pumps, with two curb cuts on 86th street and one on 14th avenue; and

WHEREAS, the applicant contends that at the southwest corner of 14th avenue and 86th street there has been set aside a plot of about two acres of the Dyker Beach park as a playground for children; that prints have been submitted with this application showing general surroundings; that there are chain link fences along both street lines and from where the street lines intersect, a fenced walk about 12 ft. wide extends diagonally for about 45 ft. from the street intersection to the playground; that the playground is surrounded by a second line of chain link fences parallel with the street line fences and about 26 ft. from them; that there are traffic lights near the northeast and southwest corner curb lines which are clearly visible to autoists and pedestrians and which should provide adequate protection to both at the street crossings; that 86th street is 100 ft. wide and 14th avenue is 80 ft. wide, making a total distance of 180 ft. as one would walk from the southwest to the northeast corners of these intersecting streets; that the 14th avenue curb cut has been located on plans to begin 20 ft. north of the 86th street corner, which would locate the 14th avenue entrance to the site more than 200 ft. from the southwest (playground) corner of 86th street and 14th avenue and about 245 ft. from the fenced in playground; that permission is requested to place the 14th avenue entrance nearer to 86th street than as shown, which might be permissible if the Board would consider the entrance to the playground to be at the enclosing fence and not at the intersection of the street lines; that both 14th avenue and 86th street are links of important traffic routes; that 14th avenue at its southern end connects almost directly with Belt parkway;

that starting about 350 ft. from the Bay 8th street entrance and extending north, it crosses seven or more important traffic routes and finally, as one continuous street, becomes Church avenue at the southern extremity of that street; that it is but a short distance to the Fort Hamilton parkway via McDonald avenue, which is a parkway at this point; that Church avenue itself is an important traffic artery which connects with Kings highway and Linden boulevard; that the first auto gasoline and service station on 14th avenue as one travels north from its southern end is on the northeast corner of 62nd street which is convenient for cars moving north; that on the west side of 14th avenue there is a station at 60th street where 14th avenue and New Utrecht avenue intersect; that both of these stations are about a mile from the site; that 86th street is 100 ft. wide and starting from the Narrows on the east side of upper New York bay it is a busy thoroughfare extending east and forms with Stillwell avenue and McDonald avenue important traffic routes to Coney Island and the south shore; that through 4th avenue, Fort Hamilton parkway, 14th avenue and Avenue U and other intersections, 86th street provides for through heavy truck routes from near the south shore of Long Island to all parts of Brooklyn and the north shore; that business on 86th street is now growing very rapidly and several new buildings are under construction; that between New York bay and 14th avenue there are but two gas stations, one on the north side at 7th avenue and another at Battery avenue on the south side; that from Bay 8th street east to 18th avenue there are several gas stations, mostly at corners of dead end streets; that it is felt that because of the importance of 14th avenue as a traffic thoroughfare and the comparative scarcity of gas stations, that one located on the corner of 14th avenue and 86th street would be a great convenience to automobile users as well as beneficial to the owners of the property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision f and A of the Zoning Resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 187/53, Objections 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

368-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co. Inc., owner.

SUBJECT—Application May 15, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the change in occupancy of buildings located in residence use district, from chicken market, wet wash laundry and garage and office, to manufacturing of light metal products, including stamping, cutting, plating, assembly, packing and shipping, loading berth, employees' lunch room and offices, and to demolish an existing building and permit the erection of a one story extension, using more than the area permitted.

PREMISES AFFECTED—413-437 Liberty avenue, 187-209 Vermont street, northeast corner and 154-172 Wyona street (Block 3689, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Vermont street and Wyona street are in residence and business use, C area, class 1 height districts; Liberty avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1953 acting on Alt. Applic. 1517-53, reads:

"1. Building as extended exceeds area in a 'C' district and violates Art. 4 Sect. 13 b of the Zoning Resolution.

2. Proposed use extending into a residential district violating Art. 2 Sect. 3 of the Zoning Resolution.

3. Change of Occupancy of existing buildings located in a residence use district from a chicken market, wet wash laundry and garage and office to Manufacturing of light metal products including stamping, cutting, plating, assembly, packing and shipping, storage, offices, employee's Lunch Room and loading berth is contrary to Art. II Section III of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 206, 200 and 175 ft. frontage by 200 and 206 ft. in depth, irregular, on which is located five buildings; that building A has a frontage of 206 ft. on Liberty avenue, 95 ft. on Vermont street and 95 ft. on Wyona street, of class 3 construction, erected under N. B. 8456-23 and certificate of occupancy No. 21459 was issued for public garage; that the building was altered under Alt. 5823-40 and certificate of Occupancy No. 101594 was issued for manufacturing metal clamps; that building B has a frontage of 25 ft. on Vermont street, of class 3 construction, erected under N. B. 7106-22 and certificate of occupancy No. 83701 was issued for chicken market; that building C has a frontage of 60 ft. on Vermont street, of class 3 construction, erected under N. B. 2877-29 and certificate of occupancy No. 56978 was issued for wet wash laundry; that building D has a frontage of 25 ft. on Vermont street, of class 3 construction, erected under Alt. 14480-27 as a 3-car garage, for which no certificate of occupancy was issued; that building E on a plot having a frontage of 80 ft. on Wyona street has a frontage of 25 ft. and a depth of 40 ft., erected under N. B. 13740, for which certificate of occupancy No. 23305 was issued for office and shop for a stone yard, N. B. 11007-26 and certificate of occupancy No. 46397 was issued for garage and offices; that it is proposed to maintain the present legal use of building A for the manufacture of metal clamps, and change the use of buildings B, C and D; that it is also proposed to remove the building on plot E and erect a new one story extension of class 3 construction, having a frontage of 80 ft. on Wyona street and a depth of 100 ft.; that the use of the entire site is then proposed for the manufacture of light metal products including stamping, cutting, plating, assembly, packing, shipping, storage, offices, employees' lunch room and loading berth; and

WHEREAS, the applicant contends that the extended uses as proposed will be of benefit to the affected area as they will replace the present objectionable uses of chicken market, wet wash laundry and an open stone yard; that the present manufacturing use is legal in the business zone and it is proposed only to extend these uses throughout the site; that in the affected area, lot 26 immediately adjoining and in a residence zone, is developed with a one story loft building which is a non-conforming use; that most of the property within the affected area is either a business or unrestricted use district; that in the residence use part of the affected area there are also non-conforming uses as follows: block 3688, lot 26 contains a garage, block 3689, lot 26 contains a loft building and block 3690, lot 5 contains a garage; that it would be impractical to develop the balance of the site with conforming uses; that buildings A, B and C are now

erected to the lot lines and occupied 100% of the area of their lots when originally erected; that the building on lot No. 28, immediately adjoining to the north, is built up solid to the rear lot line; that the leaving of an open area on plot E would not benefit the block as said area would be in a pocket; that the net open area to be built upon is 10,130 sq. ft. and allowable coverage is 7578 sq. ft., so that the building as proposed exceeds the area to be devoted to loading and unloading by 8480 sq. ft., which exceeds the allowable by only 920 sq. ft.; that the proposed extended uses will be in keeping with the affected area; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to use and Section 21 as to extension of area, to permit the extension of the existing buildings into the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received May 15, 1953" (6 sheets), *on condition* that the building shall not be increased in height or area beyond what is now proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there may be a curb cut for the unloading area on Vermont street as shown, not over 25 feet in width; that on the adjoining lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type not less than 5 feet 6 inches in height; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

446-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application June 5, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the demolition of the three 2-story frame buildings on the corner of Fulton street and Reid avenue and to permit the erection of a new 2-story extension to be used in conjunction with existing meat processing, with offices, toilets and locker rooms on the 2nd floor, using more than the area permitted, and to permit the change in use from garage for five cars and bar and grill, to meat processing.

PREMISES AFFECTED—70-74 Marion street, 349-359 Reid avenue, southeast corner and 1763-1775 Fulton street (Block 1695, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Marion street are in a local

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retail use, C area, class 1 height district; Fulton street is in residence, local retail and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 15, 1953 acting on Alt. Applic. 1084-53, reads:

"1. The proposed extension for use as meat packing and storage on 1st floor, offices and dressing rooms on 2nd floor and storage in cellar to a building used for meat processing and storage in a local retail district is contrary to the Zoning Res. Art. II, Sect. 4-c.

2. The proposed change in use of portions of the building from garage for 5 cars and bar and grill to meat processing in a local retail district is contrary to the Zoning Res. Art. II Sect. 4-c.

3. The proposed extension exceeds in area that permitted in a 'C' area district by Art. IV, Sect. 13 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft., 129 ft. 7 in. and 76 ft. 10½ in. frontage by 146 ft. 5½ in. and 75 ft. in depth, irregular, on which is located a one story building of class 3 construction facing on Marion street used as a garage for five cars, erected under N. B. 9587-22 with certificate of occupancy No. 17131 having been issued therefor; that under Alt. 362-49 the building was altered to a bar and grill and certificate of occupancy No. 134857 was issued for this use; that a one story building on the corner of Marion street and Reid avenue, of class 3 construction, was erected under N. B. 3916-22 and certificate of occupancy No. 16947 was issued for a meat cooler; that the three 2-story frame buildings on the corner of Fulton street and Reid avenue were altered under Alt. 3596-22 and certificate of occupancy 3504A was issued for a store; that it is proposed to maintain all of the buildings on the site of class 3 construction, and demolish the present three 2-story frame buildings now on the corner of Fulton street and Reid avenue; that it is proposed to use the remaining buildings for meat storage, meat cooling and meat processing; that it is also proposed to erect a new 2-story extension on the corner of Reid avenue and Fulton street, the 1st floor to be used in conjunction with meat processing and the 2nd floor to be used for offices, toilets and locker rooms; and

WHEREAS, the applicant contends that the present storage, cooling and processing of meat is a legal use in the building on the corner of Marion street and Reid avenue and it is only proposed to extend this use throughout the entire cellar and 1st floor; that this premises has been in the present ownership since November 1931 and the use district was changed from business to local retail on July 9, 1951; that it would be a hardship on the owner if he would be prevented from expanding his business inasmuch as the present use is a legal one and the zone was changed during his present ownership; that block 1692, lot 1 is developed with a gas station and factory, which is a non-conforming use, and which is directly opposite the premises in question; that after the demolition of the three 2-story frame buildings on the corner of Reid avenue and Fulton street, that part of the open site will then have an area of 2,600 sq. ft.; that the present shipping and receiving area is equal to 960 sq. ft., making a total of 3,610 sq. ft.; that the allowable coverage is equal to 70% of 3,610 sq. ft. or 2,510 sq. ft.; that the proposed building extension is 2,650 sq. ft. so that the proposed building area exceeds the allowable area by only 123 sq. ft.; that if this 123 sq. ft. were left as open area on the interior of the lot surrounded by buildings of the same ownership, it would not be of benefit to the rest of the block; that the removal of the frame buildings and replacement with a new brick extension, modern in design, will not only remove a fire hazard but will do much towards improving the entire appearance of the community; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which took notice of the existence of the present use and the state of the existing buildings on Fulton street, proposed to be removed, and

recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to use and Section 21 as to extension of area, to permit the extension of the present buildings as proposed and as indicated on plans filed with this application, marked "Received June 5, 1953" (8 sheets) and "November 20, 1953" (1 sheet), *on condition* that the building shall not be increased in height or area beyond what is now proposed and in all other respects shall comply with the requirements of the Building Code and all other laws, rules and regulations relative to the construction and occupancy; that this variance is *granted on condition* only for the existing business, arranged substantially as proposed and for no other uses; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

589-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Imperial Accurates, Inc., owner.

SUBJECT—Application August 2, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—2444-2462 65th street and 1502-1504 West 1st street, southwest corner (Block 6605, Lots 6 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Minna J. Giandjeon, Pauline Huelesman, Josephine Shultis, Marie Ricci, Charles J. Holmgren, Anna Gargiulo and Josephine Peluso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 1st street are in residence and business use, C area, class 1 height districts; 65th street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1953 acting on N.B. Applic. 795-53, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, office & sales, parking & storage of motor vehicles on premises located partly in a residential & partly in a business district, is contrary to Art. 2, Sect. 3 & Art. 2, Sect. 4a-29 & 46 of the zone resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 178 ft. 9 $\frac{7}{8}$ in. frontage by 43 ft. 6 in. in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station consisting of ten 550 gallon gasoline tanks and six approved type pumps; that the contemplated accessory building will have a frontage of 54 ft., a depth of 28 ft. 8 in. of class 3 construction and will contain the conjunctive uses of office and sales, storage, lubritorium, car washing, minor auto repairs with hand tools only and parking and storage of motor vehicles; and

WHEREAS, the applicant contends that although the premises are slightly in a residence zone, the entire gas station will be confined to the business district and a landscaped area will be maintained at the rear of the site to afford the adjoining premises additional light and ventilation and to act as a buffer; that there will be no entrances or exits on West 1st street, thereby maintaining the residential aspect of that street; that the modern design of the building will improve the appearance of 65th street; that 65th street is a main auto lane leading across Brooklyn and also the large home development in the area makes the proposal in keeping at this point; that there are sufficient stores in the area for public needs but the affected area lacks the services that the proposed gas station could render as there are no other gas stations within the affected area; that the land is high in assessed value and it is mandatory that the owner develop this property as proposed so that he may continue to pay taxes and also receive an equitable return on his investment; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 795/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

509-53-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Appeal filed July 1, 1953, from a decision of the Fire Commissioner relating to the Packaging of Combustible Mixture known as "Paraway" in glass containers in New York City of a capacity greater than permitted by the Administrative Code.

APPEARANCES—

For Applicant: Andres Ferrari, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 1, 1953 (Folder #122-1516) reads:

"This will reply to your letter of May 25th concerning ours of May 11th, with respect to a Certificate of Approval for Paraway. The revised labels conform with our requirements.

However, as the Administrative Code prohibits the packaging of combustible mixtures in excess of 32 ounces in glass containers, we are without power to grant any consideration concerning the use of such containers in excess of the permitted quantity.

The products you enumerate are considered as either being chemicals or petroleum derivatives, therefore they are not being classified as mixtures, so that the provisions of that section of the Code is not applicable.

However, under Article 8 of Chapter C19, volatile inflammable oils are limited to 4-ounces in glass containers."

and

WHEREAS, the applicant contends that the use of metal containers is completely unsatisfactory for the product in question due to its corrosive action on tin plate; that the product eventually corrodes completely through the material thus allowing the contents to escape; that glass has proven to be a completely satisfactory container from a corrosive point of view; that the glass container is packaged in a 275 lb. test corrugated cardboard double wall carton with inserts on all sides, top and bottom, also constructed of 275 lb. test double-wall corrugated cardboard, thus completely insulating the glass container from shocks or blow that may be received; that the product is sold only directly to the laboratories of hospitals or research institutions carrying on special laboratory work; that the use of the product is such that it is required to be packaged in 4-liter containers; that the product has been developed to replace the highly inflammable products previously used for the same purpose; that the product has a flashpoint of 248° F.; that the product is used in an apparatus called "Autotechnicon" employed in the histology laboratories of all hospitals and research laboratories; that this apparatus has been approved by the Underwriters' Laboratories for use with the product in question; and

WHEREAS, the applicant has filed with this appeal drawings marked "December 23, 1953" (1 sheet) showing that the proposed glass container will consist of a 128 ounce capacity amber-colored Boston round glass bottle equipped with a bakelite screw cap, provided with a pulp and vinylite liner to which an additional liner of Kraft Silite coated material is added to insure perfect sealing and in addition a cel-O-seal is placed over the cap and neck of the bottle; and

WHEREAS, the applicant states that the material proposed to be placed in glass containers is composed of the following: 50% Solvesso; 25% Zylene and 25% carbon tetrachloride.

Resolved, that the decision of the Fire Commissioner, dated June 1, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of containers as proposed, *on condition* that the glass container shall be of the Boston round type, as proposed; that when opened, the contents of the container shall be completely used and the container shall not be reused; that such containers shall be labeled to the satisfaction of the fire commissioner, and in shipping, such containers shall be protected by double-walled cardboard cartons, as proposed.

Adjourned 1:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 12, 1954, 2 P. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connors.

292-48-SM

APPLICANT—Frederick Star Contracting Company, for The Waylite Company, owner.

SUBJECT—Application reopened April 21, 1953—re Waylite (lightweight aggregate for use in concrete), previously approved—Re: Amendment to Resolution as to the extended use of Sand with Lightweight Aggregate "Waylite", beyond the Proportions Approved in the Original Resolution.

APPEARANCES—

For Applicant: W. D. Cloos and A. M. Klein.

ACTION OF BOARD—Resolution amended in accordance with report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 292-48-SM

December 9, 1953

SUBJECT—Amendment to resolution as to the extended use of sand with lightweight Aggregate "Waylite", beyond the Proportions Approved in the Original Resolution.

Frederick Starr Contracting Co., for The Waylite Company requested by letter dated March 12, 1953, that the resolution adopted March 29, 1949 under Cal. No. 292-48-SM, be amended so as to allow the use of sand with the material Waylite and cement to make, either plain, average and/or controlled concrete. The application was reopened by a vote of the Board April 21, 1953.

Purpose

The material "Waylite" is to be used as a coarse aggregate, sand and cement to make concrete.

Description

The material Waylite, a lightweight aggregate, was approved by the Board March 29, 1949 under Cal. No. 292-48-SM for use as an aggregate in either plain, average and/or controlled concrete under the pertinent sections of the Administrative Building Code. The approval of the use of Waylite set up the mix, including fine and coarse Waylite, a limited amount of sand and cement.

The proposed amendment is for the use of coarse Waylite, sand and cement, of other mixes; particularly as to use of increased amounts of sand, beyond the previously approved limit.

Inspection and Test

Test specimens of different design mixes using concrete sand, coarse Waylite and cement with and without an air entraining agent were load tested at the Robert W. Hunt Laboratory, in the presence of Comm. E. W. Kleinert and Asst. Engr. J. A. Darts, Committee on Test and W. D. Cloos, representing the applicant.

The mixes were so designed that they were intended to show that the use of coarse Waylite and sand would give comparable strengths as when used with fine and coarse Waylite and 1/2 part of sand per sack of cement as approved.

The design mixes were such that the strengths ranged from 1213 to 4840 p.s.i. (without air entraining) and from 1070 to 4557 p.s.i. (with air entraining). The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests, the Committee on Test recommends that the resolution adopted March 29, 1949 under Cal. No. 292-48-SM be amended so as to permit the use of coarse Waylite, sand and cement, with or without an air entraining agent (2 ozs. per sack of cement) in either plain, average and/or controlled concrete, under the pertinent sections of the Administrative Building Code, and the permissive uses granted under the resolution adopted March 29, 1949 under Cal. No. 292-48-SM, with the following exceptions: When coarse Waylite and sand is used in lieu of the mix approved for controlled concrete under C26-364, wherein fine and coarse Waylite and a fixed maximum percentage of sand, the cement content shall be 7.0 sacks per cubic yard when used without an air entraining agent, when the concrete is 3000 p.s.i. or greater, and, as a comparison of the curves showing the strengths with and without an air entraining agent shows that strength decreases with the addition of the air entraining agent, the Committee recommends that when an air entraining agent is used; that the cement content shall be a minimum of 7.5 sacks of cement per cu. yd. of concrete; when the concrete is 3000 p.s.i. or greater and, further the limitations in the original resolution as to weight at the end of 28 days curing, shall not apply to these new mixes, but in lieu thereof, the exact weight at the end of 28 days shall be accurately reported and plainly stated on all plans and calculations submitted to the Department of Housing & Buildings and further that the requirement of the resolution adopted March 29, 1949 under Cal. No. 292-48-SM in respect to compensating for the decrease in shear stress shall be complied with.

The Committee further recommends that the use of Coarse Waylite and sand in average concrete as set forth under C26-365, Administrative Building Code, may be permitted, and the requirement of the resolution adopted March 29, 1949 under Cal. No. 292-48-SM in respect to compensating for the decrease in shear stress shall be as herein specified as set forth for controlled concrete. It is further recommended that when an air entraining agent is used, not more than 2 ozs. of an approved agent shall be used per sack of cement.

The Committee further recommends that in all other respects the requirements of the resolution adopted March 29, 1949 under Cal. No. 292-48-SM shall be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1949 in accordance with the above report.

841-50-SM

APPLICANT—Owens-Corning Fiberglas Corporation, owner-manufacturer.

SUBJECT—Fiberglas Acoustical Tile, Membrane Faced, approval of.

APPEARANCES—

For Applicant: Richard Ringwalt and John N. Regan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 841-50-SM

December 14, 1953

Subject: Fiberglas Acoustical Tile-Membrane Faced, approval of.

Owens-Corning Fiberglas Corporation, Toledo, Ohio, filed November 20, 1950, an application with the Board of Standards and Appeals for approval of the material, Fiberglas Acoustical Tile-Membrane Faced, known as Fiberglas Sono-faced Acoustical Tile under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is an incombustible acoustical tile.

Description

The acoustical tile is composed essentially of glass fibers which are held together by an organic binder of phenol formaldehyde resin. This tile is the same tile as approved by the Board July 28, 1942 under Cal. No. 620-40-SM, except that the surface of the tile is covered with a sheet of vinylidene chloride .0015 in thickness.

The process of manufacture of the Fiberglas Acoustical Tile-Membrane Faced is the same as the tile approved, except that this facing is put on after the forming of the individual tile.

The plant of the applicant at Newark, Ohio, was inspected December 13, 1950 by Asst. Engr. J. A. Darts, and sample tiles were identified for test.

The test was conducted in accordance with the requirements of SS-A-118a by Prof. J. R. Shank of Ohio State University in the presence of Asst. Engr. J. A. Darts, Committee on Test and H. Perrine, representing the applicant.

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Results of test: The membrane softened, curled back and fell off in the first few minutes without burning. The fallen pieces were not hot to the touch nor did not ignite loose paper and waste which was placed directly under the panel in order to see if the falling pieces would create a hazard.

At no time during the test was there any evidence of any combustion on any part of the panel and when the heat was turned off the glow or redness began to immediately disappear and completely disappeared in 75 seconds.

The applicant has also submitted by a report by Foster D. Snell, Inc., at the request of the Board, which shows that the chemical decomposition by the action of heat and the resultant products of such decomposition of the membrane faced tile present no serious hazards under conditions which might be met with in use.

The report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test is of the opinion that; as the Fiberglas Acoustical Tile-Membrane Faced is the same tile as approved by the Board July 28, 1942 under Cal. No. 620-40-SM, except for the .0015" thick covering of vinylidene chloride, and as tests show that this addition of the covering has no adverse effects; that Cal. No. 620-40-SM could have been reopened for consideration for amendment to include the material known as Fiberglas Acoustical Tile-Membrane covering in view of the slight variation as to covering and therefore, the Committee on Test recommends the approval of the material known as Fiberglas Acoustical Tile-Membrane Faced, on condition that the requirements of the resolution adopted July 28, 1942 under Cal. No. 620-40-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

353-52-SA

APPLICANT—Ayr-Mor Machinery Co., Inc., owner (Bronx Pressing Machine Co., Inc., Agent).

SUBJECT—Application April 4, 1952—Ayr-Mor Compact Automatic Dry Cleaning Machine, approval of.

APPEARANCES—

For Applicant: Robert W. Artus.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 353-52-SA December 10, 1953

Subject: Ayr-Mor Compact Automatic Dry Cleaning Machine, approval of.

C. M. Spindler for Butler Mfg. Co., Missouri, filed April 4, 1952, an application with the Board of Standards and Appeals for approval of the appliance known as the Ayr-Mor Compact Automatic Dry Cleaning Machine under the provisions of C26-178.0 Administrative Building Code.

Purpose

The appliance is a dry cleaning unit having a capacity of 27 lbs. of dry load using perchlorethylene as the solvent.

Description

The appliances are complete in two units. The main unit consists of the machine proper, sump pump, fan, washer, motor, extraction motor, supply tank and timing device. The second unit is the Filter Still which is complete within itself.

The entire cleaning operation is carried out in the one drum; cleaning, drying and deodorizing. This drum is a perforated stainless steel on Monel metal 33 inches in diameter x 22 inches in length.

Inspection and Test

A unit was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test and C. M. Spindler representing the applicant. The unit functioned as designed. In view of the resolution adopted November 24, 1953 under Cal. No. 838-53-GR, the loading capacity of the unit was computed on the basis of 2.8 lbs. (dry load) per cu. ft. of basket volume. Although the manufacturer states that the basket is 33" x 22" the actual measurements of the basket of the unit inspected was found to be 34" x 18" giving a capacity of 27 lbs. of dry load.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval, under C26-178.0 Administrative Building Code, for voluntary installation in New York City of the Ayr-Mor Compact Automatic Dry Cleaning Machine, having a capacity of 27 lbs. dry load, for use with a non flammable solvent (perchlorethylene). The Committee further recommends that in the event the solvent is changed, that all installation and motors comply with the requirements of Chapter 19 Article 13; and further that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 353-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

359-52-SA

APPLICANT—Shields Engineering and Mfg. Co., owner.

SUBJECT—Application May 13, 1952—Shields Pechlor Synthetic Dry Cleaning Unit; Models R-51 and R-51-A, approval of.

APPEARANCES—

For Applicant: Robert W. Artus.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee of Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

Re: Cal. 359-52-SA December 14, 1953

Subject: Shields Pechlor Synthetic Dry Cleaning Unit Models R51 and R51-A, approval of.

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Charles M. Spindler for the Shields Engineering and Mfg. Co., Cleveland, filed May 13, 1952, an application with the Board of Standards and Appeals for approval of the appliance known as the Shields Pechlor Synthetic Dry Cleaning Unit Model R51 and R51-A under the provisions of C26-178.0 Administrative Building Code.

Purpose

The appliance is a dry cleaning unit having capacity of 35 lbs. of dry load, using perchlorethylene as the solvent.

Description

The various parts of the machine are assembled as a single unit on a formed steel base. The washing, extracting, drying and deodorizing operations are performed in one cylinder. A filtering operation is also performed by means of a bag type filter and pump. A distilling operation may be performed by means of a steam heated still. A ventilating fan is mounted on the machine and is connected in such a way that it operates continuously when the loading door is out. This same fan draws air through the cylinder and exhausts it to the outside atmosphere through an air duct.

The machine is so arranged and interlocked that the access door may not be opened without starting the fan and opening the exhaust damper and in addition, if the door is opened more than 4", the cylinder can no longer be power driven.

The cylinder is of perforated stainless steel or Monel metal and is 34 inches in diameter by 24 inches in width and is divided into two equal pockets.

The storage tank, built of $\frac{1}{8}$ inch plate forms the base of the machine.

The filter is constructed of $\frac{1}{8}$ inch steel and is approximately 35" x 15 $\frac{1}{2}$ " x 15 $\frac{1}{2}$ ". A gasketed cleanout door is provided at the bottom of the filter.

Inspection and Test

The unit was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test and C. M. Spindler, representing the applicant. The unit functioned as designed and all interlocks functioned as required.

In view of the resolution adopted November 24, 1953 under Cal. No. 838-53-GR the loading capacity of the unit was computed on the basis of 2.8 lbs. (dry load) per cu. ft. of basket volume. The actual basket size was found to be 34 inches diameter by 24 inches long; giving a capacity of 35 lbs. of dry load. The appliance has been approved by the Underwriters Laboratory App. No. 48C2560.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval under C26-178.0 Administrative Building Code, for voluntary installation in New York City of the Shields Pechlor Synthetic Dry Cleaning Unit, Models R51 and R51A, having a capacity of 35 lbs. dry load, for use with a non flammable solvent (perchlorethylene). The Committee further recommends that in the event the solvent is changed, that all installations and motors comply with the requirements of Chapter 19 Article 13; and further that each unit bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 359-52-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

431-52-SM

APPLICANT—Plastic and Appliance Co., owner.

SUBJECT—Application reopened December 15, 1953—re amendment of resolution re Philly Fill Vent Box and Spill Guard, Models 41 $\frac{1}{2}$ A and 42A (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 431-52-SM

December 16, 1953

Subject: Amendment to resolution as to change of model numbers.

Plastic and Appliance Co., Philadelphia, Pa. requested by letter dated November 30, 1953 that the resolution adopted November 4, 1953 under Cal. No. 431-52-SM be amended so as to change the model designation of the approved fill and vent terminal from Models 41 $\frac{1}{2}$ A and 42A to Models 41 $\frac{1}{2}$ and 42. The application was reopened by a vote of the Board December 15, 1953.

Purpose

A combination fill and vent terminal for fuel oil.

Description

There has been no change in the construction or details of the box as approved November 4, 1953 under Cal. No. 431-52-SM; the only change being in model designation numbers.

Recommendation

The Committee on Test recommends that the resolution adopted November 4, 1953 under Cal. No. 431-52-SM be amended so as to change the model designation from 41 $\frac{1}{2}$ A and 42A to 41 $\frac{1}{2}$ and 42, on condition that the requirements of the resolution adopted November 4, 1953 under Cal. No. 431-52-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 4, 1953 in accordance with the above report.

671-52-SM

APPLICANT—Cherokee Brick and Tile Co., owner (Standard Builders Supply Co., Agent).

SUBJECT—Application reopened July 7, 1953—re amendment of resolution—re Jumbro Brick, Grade SW (previously approved).

APPEARANCES—

For Applicant: E. G. Schumann.

ACTION OF BOARD—Resolution amended in accordance with report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 671-52-SM

October 13, 1953.

Subject: Amendment to Resolution to Include Additional Size Brick.

Standard Builders Supply Co., New Jersey for Cherokee Brick and Tile Co. requested, by letter dated June 16, 1953, that the resolution adopted May 19, 1953 be amended to include additional sizes of structural clay units. The application was reopened by a vote of the Board July 7, 1953.

Purpose

The units are structural clay units used as a brick or as a solid structural clay unit.

Description

The units are manufactured by the same process, of the same material and at the same plant as the units approved by the Board May 19, 1953 under Cal. No. 671-52-SM differing only as to size.

Inspection and Test

Sample units were tested in accordance with the requirements of C26-307.a.b with the following results:

- 1) $2\frac{1}{8}" \times 7\frac{1}{2}" \times 11\frac{5}{8}"$
Compressive Strength—5926 p.s.i.
Absorption—10.5%
C/B Ratio—.66%
Percentage of voids—25%
Modulus of rupture—551 p.s.i.
- 2) $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$
Compressive Strength—14769 p.s.i.
Absorption—9.1%
C/B Ratio—.60%
Percentage of voids—6%
Modulus of Rupture—909 p.s.i.

Recommendation

On the basis of the tests and the data filed, the Committee on Test recommends that the resolution adopted May 19, 1953 under Cal. No. 671-52-SM be amended to include the additional sized solid structural clay units herein described so that the following units are recommended for approval (including previously approved solid structural clay units): $3\frac{1}{2}" \times 5\frac{1}{2}" \times 11\frac{1}{2}"$; $3\frac{1}{2}" \times 7\frac{1}{2}" \times 11\frac{1}{2}"$; $2\frac{1}{8}" \times 7\frac{1}{2}" \times 11\frac{5}{8}"$ and $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$ solid structural clay units, on condition that the requirements of the resolution adopted May 19, 1953 under Cal No. 671-52-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 19, 1953 in accordance with the above report.

196-53-SA

APPLICANT—William M. Wilson's Sons, Inc., owner.
SUBJECT—Application March 16, 1953—Gasboy Consumer Electric Pump (gasoline dispensing pump), Model A-1550, approval of.

APPEARANCES—

For Applicant: Charles Denny.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 196-53-SA

December 11, 1953

Subject: Gasboy Consumer Electric Pump (Gasoline Dispensing Pump), Model A-1550, approval of.

William M. Wilson's Sons, Inc., filed March 16, 1953, an application with the Board of Standards and Appeals for approval of the Gasboy Consumer Electric Pump (Gasoline Dispensing Pump), Model A-1550 under the provisions of C19-53 Administrative Code.

Purpose

An electric motor operated discharge device for dispensing gasoline.

Description

The device consists of a motor driven pump, strainer, metering device, hose, self closing hose nozzle, valve, and control apparatus. The pumping unit is of the rotary blade type and is driven at approximately $\frac{1}{3}$ motor speed by means of V-belt and pulleys. The meter is of the insulating piston or so-called wobble disc type and all working parts of the meter are of nonferrous materials. A dial visible through a window in the front of the cabinet is calibrated up to 20 gallons and is provided with a single pointer which may be set back to zero. There is also a totalizer provided which records up to 100,000 gallons. The base is of $2" \times 2" \times \frac{1}{8}"$ steel angles fabricated with ends welded. Provided with four $\frac{1}{2}$ inch openings for anchor bolts regularly located on a 16 inch circle. The housing and panels of a steel cabinet are mounted on this base.

The nozzle holster is of cast aluminum closed ends mounted on end panel with two screws. The cabinet is ventilated by three louvres; two in left panel of cabinet and one in right panel. A by-pass valve is assembled in pumping unit; the maximum opening pressure is not to exceed 35 p.s.i. There is a pressure relief valve.

The device has been approved by the Underwriters Laboratories, Inc., File #MH4314.

Inspection and Test

A model of this pump was inspected and tested at 380 Second Avenue, New York City, and found to operate as designed. Present at the test were L. V. Huber, Chief Engineer, Committee on Test and Charles J. Denny, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Gasboy Consumer Electric Pump (Gasoline Dispensing Pump) Model A-1550 for use in New York City, when installed and operated in accordance with this report and the provisions of C19-53 Administrative Code, provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 196-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

407-53-SA

APPLICANT—Lydon Brothers, Inc., for Ro-Mag, Inc., owner.

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SUBJECT—Application May 19, 1953—Lydon Brothers Industrial Oven, Model 3221 (indirect gas-fired Truck Loading Oven), approval of.

APPEARANCES—

For Applicant: J. P. McBride.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee of Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 407-53-SA

December 7, 1953

Subject: Lydon Brother Industrial Oven Model 3221 (Indirect Gas Fired Truck Loading Oven), approval of.

Lydon Brothers, Inc., New Jersey, filed May 19, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as the Lydon Brothers Industrial Oven Model 3221 (Indirect Gas Fired Truck Loading Oven) under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is an indirect gas fired paint baking oven for baking a paint finish on sprayed parts or articles.

Description

The shell of the oven is of the double wall panel type construction, having inner and outer walls of #22 gauge steel sheet enclosing 4" of rockwool insulation. The panels are internally reinforced, having angle iron panel flanges at the outer edges which bolt together, with a millboard gasket between panel joints, forming a tight oven.

The doors are of the swing type, also of panel construction; the inside face being #22 gauge and the outer face #12 gauge totally enclosing 4" of rockwool insulation. The door is mounted on a heavy duty hinges and has Buxton type latches.

The oven is heated by means of a Lydon Brothers Indirect Gas Fired Heating Unit mounted inside the oven shell and separated from the oven chamber by means of a steel duct partition.

The air heating unit consists of a gas tight all welded radiating unit having the bottom portion fabricated of a heavy wall steel tube combustion chamber and the upper portion made of #10 gauge sheet steel. The gas burner is mounted externally on the front of the oven and fires into the combustion tube.

The oven is equipped with the following control and safety equipment. Motor starters with overload protection for recirculating fan; exhaust fan and combustion chamber exhaust fan; Circuit Switch Timer to time out baking cycle and to completely shut down oven automatically. Combustion safeguard complete with purge timer, flame head, flame rod and extension cable. Electronic Ignition System. Solenoid gas valves for pilot burner; Solenoid gas valve for main burner. Warm air limit switch to shut down oven in the event of excessive temperature due to control or recirculating breakage. Safety Shut-Off Valve, to shut off gas supply to the oven in the event of gas failure, power failure or improper operation of any safety equipment.

Inspection and Test

An oven was inspected and tested at 1414—67th Street, Brooklyn, New York. Present at the test were Asst. Engr. J. A. Darts, Committee on Test and J. P. McBride, representing the applicant. The oven functions as designed and all safety controls operated as required under simulated breakdown conditions.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Lydon Brothers Industrial Oven Model 3221 (Indirect Gas Fired Truck Loading Oven), when constructed in accordance with this report and installed in accordance with the Paint Spraying Rules of the Board, and further that each oven bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 407-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

456-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.

SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model 900, approval of.

APPEARANCES—

For Applicant: Stanley Goldstein.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 456-53-SA

December 14, 1953

SUBJECT: Manitowoc Perchlor Dry Cleaning Unit, Model 900, approval of.

The Manitowoc Engineering Corp., filed June 4, 1953, an application with the Board of Standards and Appeals for approval of Manitowoc Perchlor Dry Cleaning Unit, Model 900, under the provisions of C26-178.0.b Administrative Building Code. The application was placed on the calendar of September 22, 1953, but was taken off the calendar for the purpose of determining the load. In view of the action of the Board November 24, 1953 under Cal. No. 838-53-GR, the dry load capacity of a dry cleaning unit shall be figured on the basis of 2.8 lbs. per cu. ft.

Purpose

A dry cleaning unit using non inflammable perchlorethylene as a solvent; having a capacity of 20 lb. dry load.

Description

The appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: A ventilating system which insures a supply of fresh air and removes any fumes around the machine; prevents escape of fumes from tumbler when door is opened; provides an outlet for airflow used to aerate the clothes in the tumbler. The ventilating fan operates whenever the Master Switch Control Knob is turned on.

The washer motor is mounted on the right end of the storage tank. A centrifugal clutch is furnished on the motor shaft to insure a smooth and relatively vibration-free extraction.

The washer control takes care of both the clutch and the washer motor. The control has three operating positions,

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a Neutral or "N" position, a Wash of "W" position, and an Extract or "E" position. In the "N" position both clutches are disengaged and the motor is turned off. In the "W" and "E" positions, the motor is turned on and the proper clutch is engaged for driving the cylinder at wash or extract speed as the case may be. The Washer Control receives the latch of the washer door. To insure safe operation, the control is designed so that it cannot be moved out of the "N" position until the washer door is closed and securely latched. Likewise the door cannot be unlatched until the control is returned to the "N" position. The control can be moved from the "E" position to the "N" position only by passing it through the "W" position. In the "W" position, the clutch is engaged for slow speed, drive, acting as a brake to slow down the cylinder from extract speed.

A "soaper" is mounted on the left side of the washer housing to provide for introducing detergent into the solvent.

The flow of solvent into and out of the washer is controlled by means of a Flow-Control Valve built into the large pipe connecting the washer housing to the storage tank. This Flow-Control Valve is operated by a single knob conveniently located on the front of the machine. This knob may be placed in any of three positions, namely, "Fill", "Hold", and "Dump". In the "Fill" position, all flow of clear solvent from the filter is directed into the washer. In the "Hold" position, any solvent already in the washer is retained in the washer but additional clean solvent from the filter is returned to the storage tank. In the "Dump" position, clean solvent flow is directed into the storage tank and solvent in the washer is also rapidly dropped into the storage tank. The flow Control knob must be twisted to raise or lower it to the position desired.

A mechanical timer mounted on the left side of the channel in front of the washer housing may be used to time wash and extract periods. At the start of the period, the knob is set as desired. At the expiration of the pre-set period, a bell rings. This timer has a maximum range of fifteen minutes.

A mechanical timer mounted on the right side of the channel in front of the washer housing may be used to time the dump prior to extraction. At the start of the dump, the timer is rotated to a stop or peg. At the expiration of the proper time for the dump (about one and one-half minutes) a bell will ring.

The left rear leg of the washer extends far enough into the washer to act as an overflow for the solvent in the washer. Access for occasional cleaning of the overflow is provided by a convenient overflow clean-out cap located on top of the Washer-Extractor.

The button trap is built into the top of the storage tank to the left of the washer housing. A perforated metal strainer is provided to catch any buttons, etc. Flow from the Flow-Control Valve enters the button trap from the right side. All solvent before entering storage tank must pass through this trap.

The storage tank is fabricated of steel plate and acts as the base for the washer-extractor, the washer motor, the pump, and the filter. The tank must therefore be securely bolted or lagged to a firm foundation. The tank has capacity for 81 gallons of perchlorethylene, to the bottom of the tank. The agitated powders are carried along with the flow of solvent into the pump and discharged to the filter where they are deposited on the filter plates.

A vertical shaft, direct, connected, submerged centrifugal pump is mounted on a flanged fitting on top of the storage tank.

The filter tank is of steel. The lightweight cover is securely attached by a snap ring arrangement that supports it continuously all the way around. The entire tank is hot-dip galvanized for protection against corrosion.

The filter is fitted with 8 stainless steel free-flow plates having cloth bags. These plates rest on a manifold at the bottom.

Clear-view cleanable sight glasses are fitted in the clean solvent and used solvent lines.

Steam or air pressure can be used as an agent in drying out the sludge in the filter. Both the steam and air pressure are controlled with a regulating valve set at 20 lbs.—the working pressure of the filter.

The evaporator is mounted to the rear of the filter. The wrap around shell is 12 ga. (.1045") sheet steel and the evaporator has 11 ga. (.1196") steel standard flanged and dished heads. The lower head is welded to the wrap around and the top head fits down a tubular rubber gasket and is held in place with three hold-down screws and claws. The entire body and cover are hot-dipped galvanized. The solvent is admitted through a special inlet and overflow arrangement.

The condenser is a four foot piece of 3" type "O" hard copper tubing (.049" wall) located on top of the washer housing and connected to the evaporator and to the water separator by special rubber connectors. This tubing contains seven copper tubes ($\frac{3}{4}$ " OD-.032" wall) that are silver soldered to end plates and baffles that space these tubes in such a way that cold water admitted through a $\frac{3}{4}$ " coupling can circulate completely and then drain off again through a $\frac{3}{4}$ " coupling. The rubber connectors are held in place by special 3" hose clamps.

The separator is directly connected to the condenser and receives all condensations either to be admitted to the storage tank or to the water drain. The separator has an 11 ga. (.1196") sheet steel shell and bottom plate that are hot-dip galvanized. A 16 ga. (.0598") sheet steel cover is used that is held in place with a spring wire bail.

The Tumbler is constructed of metals resistant to the corrosive properties of perchlorethylene.

The rear of the tumbler is attached to the Exhaust Stack providing a passage of air through the tumbler door and out the exhaust stack when the tumbler door is open and the tumbler Flow-Control Damper is in Aerate position. This prevents the escape of fumes through the door during the transfer of clothes to the tumbler. It also provides an exhaust for the fresh air which is drawn through the tumbler and clothes when the clothes are being aerated.

The electrical system is connected in such a way that the Tumbler Disconnect Switch will have to be in the "UP" position before power can reach both motors. With the Tumbler Disconnect Switch in the "UP" position, the Blower Motor ($\frac{1}{2}$ H.P.) will run continuously and the reel will start and stop as the door is opened and closed.

The right side of the tumbler housing contains an access door so the blower assembly and reclaim pans may be serviced and checked conveniently. The access, lint, and tumbler doors are fitted with special rubber gaskets which resist perchlorethylene. The lint trap is conveniently located and designed so it may be easily removed for cleaning. A lint bag is used as the filtering agent in the lint trap.

The tumbler procedure is controlled by two damper handles on the left front of the tumbler. The damper handle on the left controls the "heat" damper and can be set at any point along the heat indicator plate for the heat required for any given load.

The damper handle on the right controls the air-flow damper that regulates the air flow either through the condenser coil or to the ventilating system. When reclaiming, this damper must be all the way to the left, and to the right when aerating. A special extension on this damper handle does not allow the loading door to be opened unless the damper is in the "Aerate" position.

Two motors are used on the tumbler. The $\frac{1}{2}$ H.P. Motor carries the blower wheel and as this motor has permanently lubricated bearings, no additional greasing or oiling is necessary. The actual drive of the tumbler is made through a $\frac{1}{4}$ H.P. Ratiomotor directly connected to the tumbler reel shaft.

A special water separator is used on the tumbler and is threaded on a coupling welded into the right leg of the tumbler. The separator is connected with the reclaim pan in the right leg with hycar rubber tubing. The Perc outlet of the

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separator is to be piped to the unit or to a separate storage tank.

The size of the washer is 28" dia. x 20" long.

Inspection and Test

The appliance was inspected and tested at 6924 Fourth Avenue, Brooklyn, and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Inc., Guide #80.RO File E. 23043.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Manitowoc Perchlor Dry Cleaning Unit Model 900, having a capacity of 20 lbs. dry load, for use in New York City for voluntary installation under the provisions of C26-178.0 Administrative Building Code, on condition that the equipment is as herein described, and the Solvent used is classed as non-flammable (Perchloroethylene). The Committee further recommends that in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d. and all installations in which the solvent used is not of the non-inflammable type (Perchloroethylene) shall comply with the requirements of Art. 13, Chapter 19, Administrative Code.

The Committee further recommends that such appliance bear a label permanently attached reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 456-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

459-53-SM

APPLICANT—Simpson Logging Co., owner.

SUBJECT—Application June 8, 1953—Simpson Fissured Mineral Tile, approval of.

APPEARANCES—

For Applicant: Robert Phillips.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 459-53-SM December 14, 1953

Subject: Simpson Fissured Mineral Tile, approval of.

Simpson Logging Co., Seattle, Washington, filed June 8, 1953, an application with the Board of Standards and Appeals for approval of the material known as Simpson Fissured Mineral Tile under the provisions of C26-178.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible acoustical.

Description

The tile is composed of rock wool and a binder. The binder is a mixture of pearl starch, calcium sulphate and boric acid and comprises about 30%, the balance of 70% is the rockwool.

The binder is mixed to a slurry, heated and then mixed with the rockwool; this mix is then spread on a conveyor where the face is fissured. The fissured tile is then dried in kilns, cured and cut and finished.

Inspection and Test

Samples of the tile were tested at Manhattan College in accordance with the requirements of Federal Spec. SS-A-118a Section F-3C-1 in the presence of Asst. Engr. J. A. Darts, Committee on Test. The tile successfully met the requirements of the specification.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Simpson Fissured Mineral Tile as an incombustible Acoustical tile, as having met the requirements of C26-88, Administrative Building Code, for voluntary installation in New York City, when installed as part of a mechanically suspended acoustical ceiling under C26-451.0, or the tiles may be mechanically affixed to an existing ceiling, on condition that each container or package in which these tiles are marketed shall be tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 459-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

462-53-SA

APPLICANT—Remington Arms Co., Inc., for Remington Arms Co., Inc., owner.

SUBJECT—Application June 10, 1953—Remington Stud Driver, Model 450 (fastening and anchoring tool for structural materials), approval of.

APPEARANCES—

For Applicant: William R. Lewis.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 462-53-SA December 14, 1953

Subject: Remington Stud Driver, Model 450 (fastening and anchoring tool for structural material), approval of.

Remington Arms Co., Inc., Comm., filed, June 10, 1953 an application with the Board of Standards and Appeals for approval of the appliance known as Remington Stud Driver Model 450 under the provisions of C26-1265.0; C26-1340.0; C26-1360; C26-1367; C26-1383, and C26-1392.0, Administrative Building Code, and C19-38.0 Administrative Code.

Purpose

The appliance is used for fastening of structural materials.

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Description

The Model 450 Remington Stud Driver is a cartridge operated tool for driving hardened steel studs to fasten such materials as wood and steel to concrete and steel or for driving studs directly into concrete and steel for fastening various fixtures thereto.

The Stud Driver is a single shot breechloading tool, 15 inches long and weighing approximately 6 pounds. All of the working parts of the Stud Driver are heat treated alloy steel while the action tube cover and housing are die cast aluminum alloy.

The cartridges are .32 caliber rim fire and are manufactured in six different powder charges to give a suitable range of selection for different job requirements. A plastic heel cap is crimped into the mouth of the cartridge and the various powder charges are identified by the color of the heel cap. In addition, this heel cap performs the following important functions:

1. Seals the bore and prevents the leakage of powder gases past the stud.
2. Permits the construction of a waterproof cartridge.
3. Protects the externally threaded studs from damage due to contact with the bore or the erosion of hot powder gases.

Diameter	Average Shear Strength	Average Tensile Strength
.150" shank	3,370 lbs.	4,500 lbs.
.125" shank	2,575 lbs.	3,150 lbs.
.214" shank	7,265 lbs.	10,000 lbs.

In addition, these studs are sufficiently ductile to permit them to be bent more than 30 deg. without breaking.

Any stud is instantly hand assembled with any cartridge before loading, thus forming an integral stud and cartridge unit.

The Stud Driver locks in both the closed and opened positions and is unlocked and opened by depressing the slide and rotating the upper housing, in a clockwise direction. At the completion of the opening cycle, the tool automatically locks in the open position. The opening cycle retracts the firing pin, whereupon it is retained in a cocked position by a sear, adapted to release the firing pin by cam engagement with a trigger. The Stud Driver is equipped with a visible indicator to show that the firing mechanism is cocked. The preassembled stud and cartridge is then inserted into the chamber and the tool is unlocked and closed by depressing the slide and rotating the upper housing in a counter-clockwise direction.

To fire the Stud Driver, the following sequence must be employed:

The tool is pressed firmly against the surface of the work, thus telescoping the guard assembly, until the muzzle of the barrel comes into close contact with the work surface. This telescoping movement is adequate to bring the action bar in engagement with the sear lock plunger, and to move the plunger out of engagement with the sear. Should the pressure of the tool against the work surface be released prior to firing, the sear lock will return to a safe position, camming the sear back to full engagement with the firing pin.

A safety lever, must be depressed and held depressed before the trigger mechanism can be released. The trigger locking action of this safety is independent of the position of the trigger and will lock the trigger if the safety is released after the trigger has been pulled almost to the firing position or to any intermediate point.

While the Stud Driver is pressed against the surface of the work and the safety is depressed, the trigger is then pulled to fire the tool. In addition if the tool is inclined more than a safe minimum angle to the work surface, the sear lock will not be disengaged, and the tool cannot be fired.

The safety shield is designed so that it may be readily removed from the tool for replacement with other types of safety shields for special applications. However, the Stud Driver is inoperative if the shield is removed, and the tool cannot be fired unless it is equipped with a standard shield or one of the special designs.

After firing, the tool is again unlocked as previously noted and the fired cartridge case may then be ejected by snapping the ejector handle upward.

Inspection and Test

The appliance was inspected and tested at the Empire State Building in the presence of Asst. Engr. J. A. Darts, Committee on Test. Studs were driven into concrete blocks and steel plate. Tests conducted on concrete and steel showed an average pull out of 2400 and 3200 lbs.

The appliance has been approved by the Underwriters Laboratory under 52C1088 and the New York State Board of Standards and Appeals.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Remington Stud Driver Model 450 for use in New York City for driving studs into concrete or steel for hanging of brackets and pipes when operated in accordance with this report and where permitted under the requirements of C26-1265.0; C26-1340; C26-1360.0; C26-1367 and C26-1383 Administrative Building Code and C19-38 Administrative Code, provided the appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 462-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

472-53-SA

APPLICANT—Columbia Appliance Corp., owner (Stanley Goldstein, agent).

SUBJECT—Application June 11, 1953—Columbia Dry Cleaning Unit Model 100, approval of.

APPEARANCES—

For Applicant: Stanley Goldstein.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 472-53-SA

December 9, 1953

Subject: Columbia Dry Cleaning Unit, Model 100, approval of.

The Columbia Appliance Corp., owner-manufacturer, filed June 11, 1953, an application with the Board of Standards and Appeals for approval of the Columbia Dry Cleaning Unit, Model 100 under the provisions of C26-178.0.b Administrative Building Code. The application was placed on the calendar of September 22, 1953 but was taken off the calendar for further consideration for the purpose of determining the load. In view of the action of the Board November 24, 1953, under Cal. No. 838-53-GR, the dry load capacity of a dry cleaning unit shall be figured on the basis of 2.8 lbs. per cu. ft.

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Purpose

A dry cleaning unit using non-flammable perchlorethylene as a solvent; having a capacity of 19 lbs. of dry loading.

Description

The cleaning system is made up of three basic units—a dry cleaning washer, solvent recovery tumbler and a still. The solvent used is rated by Underwriters Laboratories at zero flammability.

The dry cleaning washer consists of a cylinder, a solvent storage tank, motors, controls and a filter. The cylinder is made of 14 gauge (.078 in.) perforated stainless steel and has the dimensions of 30" in diameter by 16" in depth. Each pocket has a capacity of approximately 12½ lbs. The cylinder is housed in a zinc-coated gauge (.187 in.) steel wash tank at the center of the same. Each pocket of the cylinder has a door entrance of 8½" in height and 16" in length. The cylinder may be reached through a steel door located in the upper central part of the wash tank having the following dimensions: 18¼" long, 10½" high and is ¾" thick. The door is locked into place and sealed tightly through gaskets with pressure being applied by the turn of a metal wheel upon a metal crosspiece. This door cannot be opened while the cylinder is in motion and by means of a solenoid valve, the door can be opened only 15 seconds after the cylinder has stopped. The cylinder is driven by two motors mounted at the right side of the wash tank. A vertically mounted gear head ½ H.P. motor drives the cylinder during the washing cycle through a free wheeling clutch. A horizontally mounted 1½ H.P. motor drives the cylinder through the extraction cycle at which time the clutch is free-wheeling. A blower which sucks solvent vapors out of the wash tank is located in the upper right side of the wash tank behind the control box. The solvent vapors are drawn into a vapor-proof duct pipe made of galvanized steel and drawn out of the premises. The blower operates only when the door to the cylinder is opened and is activated by means of a micro-switch. The blower is driven by a ⅓ H.P. motor.

The solvent storage tank is made of 18" steel zinc-coated and has dimensions of 82" long by 30" wide and 12" in height and has a capacity of 110 gallons Perchlorethylene. The cylinder and its housing is mounted vertically upon the solvent storage tank. A cloth-type pressure filter is located at the left side of the wash tank above the solvent storage tank. The filter has a capacity of 1500 gallons per hour. The pressure filter is housed in a cylindrical shell made of galvanized 12 gauge steel (.109 in.) having a diameter of 30" and a height of 22½". An electrical control system is located on the upper right side of the wash tank. The control system is housed in a 12 gauge steel box having dimensions of 8¾" in depth, 11½" in height, and 17¼" in width. The control system consists of fuse blocks, fuses, a terminal block, a transformer, a selenium rectifier and the following relays: a pilot relay, a blower, pump, dump valve, extractor and wash relays, resistors, mechanical timers, switches, and a bell, all arranged so as to control automatically all operations of the processing cycle on a timing basis. The length of the washing and extraction cycle may be controlled by setting two dials indicated as the "Wash" and "Extract" timers. At the end of the complete cycle a bell sounds notifying the operator.

On the top of the right side of the solvent storage tank is a cylindrical steel housing into which a screen-type button trap is placed.

The Solvent Recovery Tumbler—the solvent recovery tumbler consists of a separate unit operated independently of the dry cleaning machine. It consists of an open-end cylinder made of perforated galvanized 16 gauge steel having the dimensions of 36" in diameter by 24" in depth, housed in a shell made of 12 gauge (.081 in.) aluminum. The shell has a circular door made of cast aluminum having a diameter of 25". The door is locked into place by a hinge and latch system. The cylinder is driven by a ⅓ H.P. motor located behind the outer shell. The cylinder and its housing is mounted upon a steel framework which is surrounded by a covering consisting of 20 gauge (.036 in.) steel. A ⅓ H.P.

motor drives a cast aluminum blower fan and is located in an aluminum housing which is part of a duct arrangement. An aluminum housing located below the shell surrounding the cylinder and made part of said shell contains a steam coil, a condensing coil, a lint collector, a clean out compartment and an air inlet damper and an air outlet damper. The steam coil is made of copper tubing surrounded with aluminum fins and measures 4" x 5" x 15-9/16" and has pipe openings at end of coil and referred to as "Steam Inlet" and "Steam Outlet". The condensing coil is of similar construction and measures 8" x 5" x 20" with pipe openings and referred to as "Water Inlet" and "Water Outlet". The steam coil is located on the left of the duct housing and condensing coil somewhat lower and to the right of the steam coil. A lint collector is located to the right of housing and consists of a metal frame to which is soldered a monel mesh screen measuring 11½" by 20" and attached to an aluminum casting. Below condensing coil is a water separator made of galvanized pipe and measures 4" in diameter by 9" long. Clean out compartment is located at the rear of housing directly below the cylinder. An air inlet damper and an air outlet damper is activated by means of linkage and mechanism controlled by a damper control lever located directly in front of duct housing. Above lint collector entrance is mounted the electrical controls consisting of an "On" and "Off" switch which controls the starting and stopping of the cylinder and another "On" and "Off" switch which controls the starting and stopping of the blower fan. Attached to the cast aluminum door leading to the cylinder opening is a mounting plate which activates a micro-switch, connected to the cylinder switch, thereby automatically stopping the cylinder when the door is opened.

Perchlorethylene Still—The still is a separate unit and operated independently of the dry cleaning machine and solvent recovery tumbler. Consists of a lower tank, an upper tank, an upper tank cover, a pump, a pan having an inclined bottom heated by steam, a condensing coil, a steam trap, a steam pressure regulating valve, glass gauges and piping. Lower tank made of 11 gauge (.120 in.) steel zinc-coated measuring 23¼" wide, 14½" high and 37" deep. This tank has capacity to store approximately 50 gallons of contaminated solvent for distillation. Upper tank made of 11 gauge steel zinc-coated measuring 30¾" deep, 23¼" wide and 35" high. This tank holds approximately 45 gallons distilled solvent besides housing condensing coils and pan assembly. Pan assembly made of 11 gauge steel galvanized. Upper tank cover is sheet of 11 gauge steel zinc-coated. An immersion pump is located in front center of lower tank and driven by a 1/15 H.P. motor. Condensing coils made in series of 11 copper coils, ¾" copper, .050 wall and 2¼" spine diameter and 27½" long.

Inspection and Test

This apparatus was inspected and tested at 103-09 Horace Harding Blvd., Queens, and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Columbia Dry Cleaning Unit, Model 100, having a capacity of 19 lbs. dry load, for use in New York City for voluntary installations, under the provisions of C26-178.0 Administrative Building Code, on condition that the equipment is as herein described, and the solvent used is classed a non-flammable (Perchlorethylene). The Committee further recommends that in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d Administrative Code, and all installations in which the solvent used is not of the non-flammable type (Perchlorethylene) shall comply with the requirements of Art. 13, Chapter 19 Administrative Code.

The Committee further recommends that each appliance bears a label permanently affixed reading: "Approved by

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the Board of Standards and Appeals for use in New York City under Cal. No. 472-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

511-53-SM

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.

SUBJECT—Application July 1, 1953—Busatti Plaster, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 511-53-SM

December 1, 1953

Subject: Busatti Plaster, approval of.

Joseph Platzker, for Busatti Products Corp., filed July 1, 1953, an application with the Board of Standards and Appeals for approval of the material known as Busatti Plaster under the provisions of C26-636.0.c Administrative Building Code.

Purpose

The material is to be used in conjunction with wood studs, and rocklath to form an interior partition.

Description

The material, Busatti Plaster, is a packaged plaster which contains the conventional approved plastering ingredients and other solid materials, but does not include sand.

The Board has decided that the formulation is of a proprietary nature and has therefore placed the formula in a sealed envelope which has been placed in the Board's safe so that the constituent parts of the formula will not be disclosed, but can be checked at any time if necessary.

The construction of a wood stud partition using Busatti Plaster is as follows:

Wood Studs (2" x 4") spaced 16" on centers are nailed to the sill and plate by means of four 8d nails per stud (2 top—2 bottom). Horizontal fire stops are attached to each stud at mid height with two 16d nails per stud per stop (total 4). Approved perforated rock lath (3/8" thick) is then applied to both faces of the wood studding and is attached to the studs with rocklath nails spaced 4" on centers. Then the Busatti Plaster, mixed with water only, to the proper consistency for good workmanship, is then applied to the rock lath in three applications with about an hour drying time between each application. The average thickness of plaster on each face of the rocklath totaling 5/8".

Inspection and Test

Two panels, constructed as herein described were fire and hose stream tested at Ohio State University on September 23 and 24, 1953 in accordance with the requirements of C26-591.0 and C26-592.0 Administrative Building Code in

the presence of Asst. Engr. J. A. Darts, Committee on Test and V. Busatti and A. Petrello representing the applicant.

During the course of the test, the studs were under load of 2000 per stud.

Results of Test.

The allowable temperature on the unexposed face was 68 deg. + 250 deg. = 318 deg. average; and 318 deg. + 75 deg. = 393 deg. F for one individual thermocouple.

During the course of the test, the fire exposed face of the partition spalled off so that at the end of the hour approximately 50% of the second coat had spalled off. The maximum deflection towards the fire was 0.44" and then the panel tended to pull from the fire and the maximum deflection away from the fire was 1.87". The end point of the test was reached at 1 hour and 2 minutes as the partition failed at that point to carry the applied load. The temperature on the unexposed face at that time was 213 deg. F. which was well below the allowable temperature of 318 deg. F.

A similar panel, but of a size 9'-0" x 18'-0" was inspected and tested at the Busatti Plaster Corp. Warehouse, New York, on October 20, 1953 in the presence of Asst. Engr. J. A. Darts, Committee on Test and V. Busatti; A. Petrello and J. Platzker representing the applicant and R. Best of R. W. Hunt Laboratory.

The panel was tested by subjecting it to the impact of a 60 lb. wght. (sand bag) swung through successive arcs of 30 deg., 45 deg., 60 deg. and 90 deg. The maximum deflection, which occurred when the weight was swung through the 90 deg. arc was 0.017". This impact left an indentation of approximately 11 inch diameter, 1 inch deep at the point of impact, but there was no cracking of any kind on the other face of the panel. The plaster was broken away from the hole for examination and it was found that the plaster coat next to the rocklath was damp, the rock lath itself very damp while the two outside coats of plaster were dry.

The complete reports of Ohio State University and R. W. Hunt's Laboratory are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Busatti Plaster of a formulation as retained by the Board as a component part of a 1 hour fireproof partition (combustible) as set forth under the provisions of C26-636.0.c Administrative Building Code, for the permissive use in Class III buildings as set forth under C26-241.0 Administrative Code, on condition that the partitions be constructed as herein described, the plaster on each face of the rocklath be not less than 5/8" and that the plaster be applied in three applications with not less than one hour drying time between each application.

The Committee further recommends that each bag of Busatti Plaster shall be stamped, labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 511-53-SM" and that plans submitted to the Department of Housing and Buildings showing the proposed use of such partition shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman.
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

669-53-SA

APPLICANT—York-Shipley, Inc., owner (Fiore Brothers, Inc., Agent).

SUBJECT—Application September 9, 1953—York-Heat Levittowner Gas-Fired Hot Water Heating Boiler, Model GT3-250, approval of.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 669-53-SA

December 14, 1953

SUBJECT—York-Heat Levittowner Gas Fired Hot Water Heating Boiler Model GT3-250, approval of.

York-Shipley, Inc., York, Pa., filed September 9, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as the York-Heat Levittowner Gas Fired Hot Water Heating Boiler Model GT3-250 under the provisions of Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired hot water heating boiler for residential use; and not to be used in garages or places of explosive atmospheres.

Description

The appliance is a packaged heating unit using gas as the heating medium. The boiler has 15.7 sq. ft. of heating surface and is built according to the ASME Code of $\frac{3}{4}$ " and $\frac{5}{8}$ " plate. The boiler is jacketed with a rectangular enclosure of No. 22 gauge steel and the space between the boiler and the jacket is insulated with 1" fibre glass insulation.

The burner is of the upshot type and is identified as Model No. G 11-3.

The controls are as follows: Thermocouple pilot, Magnetic Main Valve, Aquastat and High Limit Control.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test at 4268 Richmond Ave., Staten Island, New York. The appliance operated as designed and the controls functioned as required.

The appliance has been approved by the American Gas Association under 4-1190.00.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the York-Heat Levittowner Gas Fired Hot Water Heating Boiler, Model GT3-250 for use in New York City; but not to be used in garages or places of explosive atmospheres, when installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code; and further, that each appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 669-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

776-53-SM

APPLICANT—John L. Curtin, for Glowmeter Corp., owner.

SUBJECT—Application October 20, 1953—Magniglow Astrolite, Model 150 (projector screen material), approval of.

APPEARANCES—

For Applicant: S. Charles Blutstein.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 776-53-SM

December 17, 1953

Subject: Magniglow Astrolite Model 150 (Projector Screen Material), approval of.

John L. Curtin for Glometer Corp., Tonawanda, N. Y., filed October 20, 1953, an application with the Board of Standards and Appeals for approval of the material known as Magniglow Astrolite Model 150 (projector screen material) under the provisions of C26-721.0.c Administrative Building Code.

Purpose

The material is to be used for motion picture screens.

Description

The screen is made of cotton backing, which is flameproofed with a mix composed of approximately 75% chlorinated rubber and 25% chlorinated Biphenol and a very small percentage of a solvent (perchloroethylene), to which is laminated a very thin sheet of acetate which has been flameproofed prior to lamination. The cotton and the thin acetate film are bonded together by means of a vinyl adhesive and the two sheets are rolled, under pressure, to form the screen. The completed screen is then dried by means of air, warmed to about 160° F; after drying, the screen is perforated in a predetermined pattern. The screen borders are framed with a fire resistant tape and are grommeted with metal eyelets.

Inspection and Test

The material was flame tested in accordance with the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test, and J. L. Curtin, representing the applicant and W. H. Masterson of the Better Fabrics Testing Bureau.

There was no flashing or flaming and the average time of glow (within the charred area) was 10 $\frac{2}{3}$ seconds. The border tape showed on flashing, flaming or glow. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Magniglow Astrolite Model 150 (Projector Screen Material) for use in New York City under the provisions of C26-721.0.c Administrative Building Code, on condition that the following requirements are complied with.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the Flameproofing Rules of the Board, and further that each carton or package in which the material is shipped or marketed shall be marked or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 776-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

565-53-A

APPLICANT—Lama, Proskauer and Prober, for Fedders-Quigan Corp., owner.

SUBJECT—Application July 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th place, northwest corner (Block 2678, Lot 1), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1953, acting on Misc. App. 555/53, reads:

"1. Proposed sprinkler alteration is contrary to provisions of Cal. No. 353-45-A of the B. of S. & A.

2. Provide two 8" sources of supply for sprinkler. Sec. 15, 21, as required by sec. 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 2 stories, 30 feet in height, 220.82 feet by 197 ft. 2 in. irregular in area at street floor, 60 ft. by 197 ft. 2 in. irregular at 2nd floor, Class 3 construction, erected in 1922 on a lot 220.82 feet by 204.28 ft. irregular in area, in an unrestricted use, C area, Class 1½ height district, used and occupied since 1922 as follows: Cellar—boilerroom; 1st floor—factory, 200 persons; 2nd floor—office, factory, paints spraying and dipping room, 80 persons; proposed to be used and occupied as follows—cellar, same; 1st floor—factory, 200 persons; 2nd floor—offices, factory, paint spraying and dipping room, 80 persons. The building is provided with an approved stand-pipe system, a two-course sprinkler system equipped with central station valve alarm service. There are four interior stairs of steel construction, 4 ft. and 5 ft. 6 in. in width, fireproof enclosed, equipped with fireproof self-closing doors; three stairs lead directly to street and ladder and scuttle to roof is provided. In addition there is one exterior stairs on the Rust street front of the building, with fireproof doors and windows on course thereof; and

WHEREAS, the applicant states premises are improved with a one and two story factory building occupying the entire area with exception of a court facing 58th Road; that on June 5, 1945, on appeal from a decision of the Borough Superintendent requiring two 8 in. sources of supply for the sprinkler system and changes in pipe layout, the Board under Cal. No. 353-45-A permitted the use of two 6 in. sources of supply for the sprinkler system; and

WHEREAS, the applicant states that an additional 2nd floor area has now been installed over certain portions of the first floor of Building #4 and in such portions a concrete floor slab has replaced the former built up wood roof, reducing the former blind space in conformity with C-26-1352 and all sprinkler heads in former blind space have been removed; and

WHEREAS, the applicant states that the Borough Superintendent has again requested the installation of two 8 in. sources of supply for the sprinkler system on the basis that the extension of sprinkler system to the second floor area constitutes a new job and therefore the original ruling of the Board is no longer in force; and

WHEREAS, the applicant contends that the second story fire area No. 1 is separated from the first floor by a concrete slab although wood floor beams would have been a

legal condition; that the sprinkler protection provided for the new second floor addition fire area in principal uses the sprinkler protection that was formerly provided for in that portion of the blind space between the ceiling and the roof of the 1st floor and in essence is a moving up of the sprinkler protection formerly provided for the blind space into a complete and separate fire area; that the present two 6 in. sources of supply will now actually supply a lesser number of heads in the 1st floor of building #4 (east and west portions) as a result of the removal of the heads from the blind space and their relocation to new 2nd story separate fire areas; and

WHEREAS, the applicant states that the existing 58 ft. by 78 ft. 2nd story office area of Building #1, located at the northeast corner of Rust street and Grand avenue has been extended over the balance of the 1st floor; that this new extended area is 58 ft. by 119 ft.; that this new addition has been protected with a sprinkler system taken from the existing system in Building #1; that the 2nd floor area of Building #1 designated as fire area #2, 2nd floor, is a separate and complete fire area; and will be protected with 134 sprinkler heads; that the original 2nd story office area is protected with 80 heads; that the total number of heads installed in the 2nd story separate fire area of Building #1 is 214; that this complies with Section C26-1355 of the Administrative Code; that a brick and block wall separates the original 2nd story office area from the new addition; and

WHEREAS, the applicant contends that the sprinkler design complies with all requirements of the Building Code as to pipe size and spacing in the areas involved; that additional fire protection facilities have been provided by the installation of a standpipe system throughout the entire premises, equipped with a roof manifold connection; that the sprinkler system is now equipped with two local water motor alarm gongs and in addition a central station alarm connection will be provided to the offices of the Central Stations Signals, Inc.; that the buildings are equipped with four sprinkler siamese connections, one on each street front, providing additional auxiliary sources of supply; that the increase of the bulk feeder main to 8 in. diameter at the junction of the two 6 in. supply mains supplying the individual 6 in. system in each area assures positive adequate volume and pressure for the expended system; that the sprinkler system as proposed provides for adequate and complete protection throughout the entire premises; that the number of heads installed in fire area #1 of the 1st floor is 183 and fire area #2 of the 2nd floor is 214 for which two 6 in. sources of supply are adequate; that the original number of heads in the east and west area of Building #4 on the first floor has been reduced in the west area from 193 at the ceiling to 177 at the ceiling and from 196 in the blind space to 80 in the blind space and in the east area from 186 at the ceiling to 186 at the ceiling and from 186 in the blind space to 158 in the blind space; that the reduction in the number of heads in the east and west area of the 1st floor provides a greater margin of safety in so far as the water supply is concerned than that which was originally approved by the Board; and

WHEREAS, the applicant further contends that statistics of the fire insurance companies indicates that in 94% of the fires in sprinklered buildings two or less heads have operated and under the worst conditions 25% of the heads operated; that it would thus appear that the two 6 in. connections now supplying the premises would be more than adequate for whatever contingency might arise especially in view of the extremely good pressure of approximately 65 lbs. static and 59 lbs. residual pressure which insure the adequacy of the supply for the system.

Resolved, that the decision of the Borough Superintendent, acting on Misc. Applic. 555/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted under Cal. No. 353-45-A, shall be complied with in so far as such resolution has to do with the two sources of supply, each 6 in. in diameter and to permit the continuation of such supplies for the enlarged system, as indicated on plans filed with this appeal marked "Received October

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23, 1953" (2 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

787-53-A

APPLICANT—Livia Forte, owner.

SUBJECT—Application November 5, 1953—filed pursuant to sec. 36, General City Law re premises do not face on legal street.

PREMISES AFFECTED—38-40 Review avenue, south side, 1136.31 ft. west of Laurel Hill boulevard (Block 312, Lot 1362), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alexander M. Inselman and Dominick Forte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent acting on Alt. Applic. 1333/53, dated October 27, 1953, reads:

"10. Building does not face a legal street and is contrary to Art. 3, Sec. 36 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 234.92 ft. irregular, by 132.47 irregular in area, located in an unrestricted use, A area, class 1 height district, upon which the buildings in question, 1 story, 25 and 32 ft. in height, 175.1 ft. by 40.10 ft. and 78.10 ft. in area, and 17.6 ft. by 34 ft. in area, of fireproof construction, were erected prior to 1900 and are now vacant and are proposed to be used and occupied as follows: Building #1, factory, 120 persons; Building #2, office, 4 persons; and

WHEREAS, the applicant contends that Section 36 of the General City Law does not apply; and

WHEREAS, the applicant requests a variance of the provisions of Section 36 in the event the Board holds that same does apply, such variance to be granted on the grounds of practical difficulty as unnecessary hardship; and

WHEREAS, the applicant states that the buildings herein involved were originally part of the plant of the Standard Oil Company known as the "Pratt Refinery" which plant was abandoned by the Standard Oil Company and the property sold in various parcels; that the applicant purchased the property involved herein in March, 1953; that at the time of the purchase the seller had prepared a map and plan and laid out easements 30 ft. in width running from Review avenue along the entire depth of the property; that these easements were for the benefit of all of the property owners to afford ingress and egress to their respective parcels; that on Review avenue there is a gate opening into these rights-of-way; and

WHEREAS, the applicant states that Building #33, as shown on survey filed with this appeal, was originally used as a boiler room by the Standard Oil Company; that this building was erected 50 or 75 years ago; that all boilers and other equipment have been removed therefrom; that Building #32 as shown on the accompanying survey is a small one story brick building, which it is proposed to use for an office; that Building No. 33 will be used for factory purposes with a small portion used for office purposes; and

WHEREAS, the applicant states that it is proposed to alter the buildings, to install new cesspool and to erect new partitions and loading platforms, install new doors and windows, etc; and

WHEREAS, the applicant contends that Section 36 of the General City Law does not apply to the instant case; that such Section was adopted in 1926 and amended in 1938; that Section 36 prohibits the erection of a new building but does

not apply to existing buildings; that since the buildings herein involved were erected prior to the enactment of Section 36 of the General City law they were not affected by the provisions thereof; and

WHEREAS, the applicant submits that even if Section 36 were held to apply the enforcement of such section would entail practical difficulties and unnecessary hardship and that the circumstances of the case do not require the structure to be related to existing or proposed streets or highways and under these conditions Section 36 specifically provides that the Board shall have the power to make an exception and permit the issuance of a certificate of occupancy for these buildings; and

WHEREAS, the applicant further contends that she has expended in the sum of \$21,000 in good faith for the purchase of the property in the belief that Section 36 of the General City Law did not apply; and

WHEREAS, the applicant states that there is an easement 30 ft. in width affording sufficient access for vehicles of all sorts to enter the premises and leave same; that the premises are in an isolated unrestricted section; that no health menace exists and there is no danger to the safety and general welfare of the community; that the use of existing facilities would be proper and adequate; and

WHEREAS, the applicant states that the seller offered to dedicate the existing easement for street purposes and the Borough President advised that since the width of the easement would be less than 50 ft. that the city would be reluctant to approve same as a city street; and recommended that the easements be maintained as private streets; and

WHEREAS, the applicant has filed with this application a communication dated October 9, 1953, addressed to Mr. R. C. Brandt by the Borough President, which reads as follows:

"With reference to the dedication of the existing roads within your property I wish to advise you as follows:

Before any street can be dedicated for street purposes it is necessary that the street be shown on a Final City Map. This we do not have for this section.

The City Planning Commission is reluctant to approve maps showing streets less than 50 ft. in width between building lines.

From an examination of your sketch which does not contain sufficient information it appears almost impossible to obtain a street system which would be satisfactory. I, therefore, believe it may be to your advantage to maintain these roadways as private streets. The alternate plan would be to have your Engineers prepare a street layout satisfactory to you, meeting the requirements of the City which you could submit for consideration."

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1333/53, Objection 10, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit the use of the building as proposed, not facing a legal street, *on condition* that easements to Review avenue shall be maintained for access to and from such building as proposed and as indicated on plans filed with this appeal marked "Received November 5, 1953", (5 sheets); that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the existing easements of the width shown shall be maintained as private streets and shall be properly surfaced for access and exit from such building to Review avenue and that a certificate of occupancy shall be obtained.

819-53-A

APPLICANT—O. Edwin Kurth, for Lane Ltd., owner (173-175 East 87th Street Corp., lessee).

SUBJECT—Application November 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—173-175 East 87th street, north side, 125 ft. west of 3rd avenue (Block 1516, Lot 30), Borough of Manhattan.

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APPEARANCES—

For Applicant: O. Edwin Kurth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1953, as to Alt. Applic. #470/53, reads:

"2. Furnish proof of recorded easement of adjoining premises for secondary means of egress through fireproof passageway or open area leading directly to street. Minimum width should be 3 ft. Present steel stair 24 in. inadequate.

3. Cellar exits contrary to Sec. 271 Labor Law.

4. Dividing partitions, 2nd to 6th floor, incl. arranged for more than one tenant on floor. Provide 2 legal means of egress for each tenant. Front fire escape not legal means of egress in that it is contrary to Sec. 271 Labor Law."

and

WHEREAS, the applicant states that the building is 6 stories, 74 ft. in height; 50 ft. by 92 ft. 6 in. in area, of class 3 construction, erected 1909, located on a lot 50 ft. by 100 ft. 8½ in. in area, in a business use, B area, class 1½ height district, and used and occupied since 1909 as follows: cellar, light manufacturing, 5 persons; 1st floor, showroom, 20 persons; 2nd to 6th floors, light manufacturing, 17 persons per floor; proposed to be used and occupied without change. The building is equipped with a one source sprinkler system throughout, approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 8 in. wide interior wood stairs, enclosed in fire retarded partitions equipped with kalamein fireproof self-closing doors, leading from roof bulkhead direct to street, and one exterior stair and one fire escape, the exterior stair is located at the rear of the building, and has egress from its lower termination to adjoining building and adjoining yard; that window and door openings on the course of the exterior stair are fireproof self-closing; that the fire escape is located at the front of the building, and leads to street by ladder; that window and door openings on the course of the front fire escape are not fireproof self-closing; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 640/09 for store on the 1st floor and lofts on 2nd to 6th floors, inclusive; that the lofts on the 2nd to 6th floors were divided by stud partitions for four tenants on each of these floors; that the building has a good stairway, 3 ft. 8 in. wide, from street to roof through a bulkhead; that stair has wood railings, and is enclosed on all floors with partitions of wood studs, metal lath and ¾ in. portland cement mortar both sides; that public hall doors are kalamein fireproof self-closing; that the fire-retarding of the stair hall enclosure and the installation of the kalamein doors was done in 1915 under Alt. Applic. 880/15, which shows the building to be used as follows: basement, storage; 1st floor, store; 2nd to 6th floors, lofts (electrical goods factory), and plans under this alteration application have been stamped approved by the Labor Department as to Section 79-b-2 of the Labor Law, April 19, 1915; and

WHEREAS, the applicant states that there is an exterior iron stairs, 3 ft. wide at the rear of the building, erected under N.B. Applic. 640/09; that this stairs extends from 1st to 6th floor with a 2 ft. wide iron stair from 6th floor to roof of building; that stair has railings 4 ft. 6 in. high and is metal screened; that at the foot of this exterior stair, there is an iron gate 3 ft. wide, opening to the rear yard of 174 East 88th street, and in addition there is a balcony at 1st floor level with an iron stair 2 ft. wide leading to the roof of the one story extension at the rear of 177 East 87th street, a five story factory building, provided with a fire

escape on the rear thereof; that numbers 173 and 175 East 87th street, and 177 East 87th street, use this rear egress in common; and

WHEREAS, the applicant contends that the tenants on the rear of the 2nd to 6th floors of the building in question have two pairs of kalamein doors, 4 ft. 6 in. wide, glazed with wire glass leading to the exterior stairway, provided with exit signs and lights; that these doors served as one exit for these tenants, the other exit being to the public hall by kalamein doors 3 ft. 8 in. wide, self-closing, with exit signs and lights; that at the front of the building there is an iron fire escape from 2nd to 6th floors, installed under N.B. Applic. 640/09; that this fire escape has a 60 deg. stairway with open 22 in. wide, and 3 ft. high iron railing, with a drop ladder from 2nd floor balcony to street; that access to this fire escape is through windows; that it is proposed to install a counter-balanced stair 2 ft. wide from the 2nd floor balcony to street, and to provide fireproof self-closing doors 2 ft. wide as access to fire escape on 2nd to 6th floors, inclusive; that doors have exit signs and lights; that these doors will serve as one exit for front tenants on the front portion from 2nd to 6th floors inclusive; that the other exit for these tenants is to be by kalamein self-closing 3 ft. 8 in. wide doors, openings to public hall and provided with exit signs and lights; that for the cellar it is proposed to provide two means of egress as follows: one exit being a new steel stair at front east portion, 3 ft. wide, leading to public hall and 1st floor, enclosed with fireproof partitions, equipped with one hour fireproof self-closing door, 3 ft. wide at top and bottom, with exit signs and lights; the second means of egress will be to yard at rear of building with a new steel stair, 3 ft. wide, from yard to balcony on first floor of exterior stairway, exit door to be provided with exit sign and lights; and

WHEREAS, the applicant contends that the building is provided with a one source approved sprinkler system throughout, fed from a 10,000 gallon gravity tank on the roof, installed in 1928; that the building is provided with an approved interior fire alarm system and regular monthly fire drills are conducted; that the occupancy is small; that the building is occupied mainly by the decorative trades, such as manufacturing lamp shades, draperies, upholstering, wood furniture, etc.; and

WHEREAS, on March 29, 1917, under Cal. No. 347-17-S, the Board modified the requirements of Section 79-b-3 of the Labor Law, and granted a petition of the owner to be relieved of swinging outwardly the doors leading to the exterior screen stairway; and

WHEREAS, on April 25, 1922, under Cal. No. 321-22-S, the Board modified Order #28546-LD, issued by the Fire Commissioner, as to the maintenance of 13 windows on the six story loft, east and west side, protected with fixed iron bars, on condition that the 1st window from the front and rear on the westerly wall and the 2nd window from the rear on the easterly wall be provided with movable bars; and

WHEREAS, Violation #486/53 was issued by the Borough Superintendent, January 27, 1953, as to maintenance of second means of egress for tenants on the front of the building due to the fact that the substandard fire escape on the front of the building is not considered a legal means of egress and further to maintain a second means of egress to the street for the front tenant due to the fact that the fire escape is not considered a legal means of egress on a building over five stories in height or failure to provide two legal means of egress for the two tenants in the cellar; and for failure to maintain front and rear fire escapes in that the rear fire escape is structurally defective at 1st floor level and all fire escapes are in need of scraping and painting; and that structural steel supports for water tank on roof are in need of scraping and painting; that all exit doors are to be made self-closing and have exit signs and lights over same; that door buck of stair door on 6th floor rear is damaged and in need of repair; that window frames and sash require scraping and painting and iron mullions between front windows are corroded and in need of repair, scraping and painting; that boiler room is not enclosed in fireproof partitions, equipped with fireproof self-closing doors; that all obstruc-

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tions on rear fire escape, including cabinet containing lacquer, be removed; that the hallway in the first floor is obstructed by an iron grille gate; that fireproof windows on the rear of the building should be fitted with wire glass instead of plain glass; that exit doors between factory and showroom on 3rd floor rear should swing outwardly instead of inward; that exit signs and lights provided on factory side; and

WHEREAS, the enforcement of this violation was the subject of an adjournment by the Court of Special Sessions until November 24, 1953, pending an acceptance of this appeal and a determination thereon; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 470/53, Objections 2, 3 and 4, and that the appeal be and it hereby is *granted*, to permit the exits as proposed and as indicated on plans filed with this appeal, marked "Received November 12, 1953" (6 sheets), showing existing conditions and (6 sheets) showing proposed conditions, and plans marked "Received December 31, 1953" (2 sheets), as amended by revised plans marked "Received January 11, 1954" (1 sheet), *on condition* that the exits shall be maintained in accordance with what is proposed and shown; that a copy of the consent as filed from the adjoining owner to the east to permit passage through his premises from the rear fire escape of this building shall be filed with the Borough Superintendent; that the number of occupants per floor above the street floor shall be limited to that allowed for the primary means of exit; that above the second floor if there is to be a divided tenancy, arrangement shall be made so as to provide two means of exit for each tenant, and for this purpose the present front fire escape may be accepted, provided same complies with the requirements of the Labor Law with a counterbalanced ladder to the street which may be of the vertical type; that windows on the course of the rear exterior stairway shall be glazed with wired glass; that the roof tank supports shall be scraped of rust and painted; that the fire stair at rear and fire escape at front shall be put in good repair, scraped of rust and painted; that all window frames and sashes shall be put in good repair; that the sprinkler system with connection to the Fire Department through an approved central station, the fire alarm system and fire drills shall be maintained in accordance with the requirements and to the satisfaction of the Fire Commissioner; that all exit doors shall swing in the direction of exit; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

676-44-A—Vol. III

APPLICANT—Charles Kandall, for Cong. Anshei Zedek of Bensonhurst, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street (1st floor); (Block 5569, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Leibowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to regular procedure, to consider proposed changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

247-52-A—Vol. II

APPLICANT—H. E. Horwood, for Webster-Hutton Co., owner (D. Kaltman & Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision re an order of the fire commissioner, previously denied.

PREMISES AFFECTED—3200 Jerome avenue and 1500 Van Cortland Park east, northeast corner (Block 3323, Lot 36), Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new order and new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

776-52-A—Vol. II

APPLICANT—Leonard Joseph and Norman Lederer, for Carlyle Derby Corp., owner.

SUBJECT—Application reopened December 1, 1953 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—650-674 Grassmere terrace, east side, from Cornaga to New Haven avenues, 22-55 Cornaga avenue and 22-52 New Haven avenue (Block 253, Lot 35), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Robert M. Klami.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II on December 1, 1953, withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1953 as to NB 6291/53 reads:

"1. The proposed increased height of this building, and the proposed increase in occupancy from 1 to 2 families, is contrary to Board of Standards and Appeals decision of December 2, 1952."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

190-53-A

APPLICANT—Metropolitan Motion Picture Theatres Assn., Inc., owner.

SUBJECT—Application March 17, 1953—Appeal from a decision of the fire commissioner, re use of acetate safety film in Motion Picture Theatres, in New York City.

APPEARANCES—

For Applicant: D. John Phillips.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a letter from the Fire Commissioner dated March 12, 1953, reads:

"1. Reduce the quantity of film in projectors so that same shall not exceed 3,000 feet."

and

WHEREAS, the applicant requested withdrawal of this appeal to comply.

Resolved, that this appeal be and it hereby is *withdrawn*.

MINUTES

416-53-A

APPLICANT—William O. Staber, for Joseph A. Dzwil, owner.

SUBJECT—Application May 26, 1953—filed pursuant to section 35, of The General City Law re premises located in bed of mapped street—proposed Midtown Highway.

PREMISES AFFECTED—55-46 64th street and 61-57 55th drive, northwest corner (1st floor); (Block 2706, Lot 41), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application is under Section 35 of the General City Law, to permit the continuance of a building erected in the bed of a mapped highway as mapped, which portion has been acquired by the City and building has been or will be removed.

Resolved, that this appeal be and it hereby is *dismissed*.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 2 P. M. at request of applicant.

516-53-A

APPLICANT—H. Hurwit, for Berkeley Properties Co., owner.

SUBJECT—Application June 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8 East 12th street, south side, 200 ft. east of 5th avenue (Block 569, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 19, 1954, at 2 P. M. for applicant to correct his plan and number the buildings on the key plan.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 2 P. M. for applicant to submit revised plan, as requested.

823-53-A

APPLICANT—Astor Village Taxpayers Inc., for adjoining owners.

OWNER OF PREMISES: Charlotte Lasko.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.

PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: R. C. F. Mautone, Jean Gelman, Lee Adelman, Elia Skolsky, Rose Slater, Catherine Lipfert, Bertha Deutsch, Ruth Berger, Betty D. Chesler, Yolanda Diana, Claire Price, Nathan Sieger, Mimmie Kravitz, Anna DiCarlo, Mrs. H. Wills, Mrs. Carl Schneible, Yetta Parnes, Hyman Dantowitz, Jos. L. Unterweiser, Morris Schiff, Moe Engelberg, John Minelli, Samuel Eisenberg, Pasquale Duomnolo, Louis Alfred, S. Parker, J. Alford, Gisella Botzem, Mrs. Kaltenbach, Gertrude Feldman, E. Thaiss, H. Hogan, Louis Iannello, J. D. Schwartz, Joe Ende, Max Lasko, Robert N. Sloane, Irving Weiss, William Lobl, Helen Blassberg, Esther Rosenstein and Charlotte Lasko and others.

For Owner: Joseph V. McKee and G. Lazerus.

For Borough Superintendent, Bronx: Harry Atkins, Chief Engineer, Dept. of Housing and Buildings.

ACTION OF BOARD—Laid over to Friday, January 15, 1954, at 10 A. M. for further hearing.

328-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for N. P. B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to submit working drawings—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—922 Westchester avenue and 910-918 Rogers place and 909-923 East 163rd street, southeast corner (Block 2697, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant—Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete working drawings extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to submit working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to file complete working drawings so that as *amended* this portion of the resolution shall read:

"* * * that such working drawings shall be filed within two (2) months from the date of this *amended* resolution."

MINUTES

333-41-BZ

APPLICANT—Lama, Proskauer and Prober, for Philip and Josephine Cuillo, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles and the use of existing building as a garage for five motor vehicles.

PREMISES AFFECTED—299-303 McDougal street, north side, 100 ft. west of Stone avenue (Block 1528, Lots 49 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1942, as thereafter *amended* by resolutions adopted through January 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under Section 7, Subdivision f, to permit the existing five car garage on Lot 49, and under Section 7, Subdivision h, to permit the balance of the lot to be occupied for parking and storage of more than five motor vehicles for the term of five (5) years from the date of this *amended* resolution, to permit; that other than as herein *amended*, the resolution cited above shall be complied with; that a new certificate of occupancy shall be obtained." (B. N. 907/41)

851-41-BZ

APPLICANT—Abraham Margules, for Orloff Apartments, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the maintenance of a non-flashing business sign, extending more than 18 in. beyond the building line, for a temporary term.

PREMISES AFFECTED—228 West 238th street, south side, 100 ft. east of Broadway (Block 3270, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Hannah Margules.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 3, 1942, as *amended* through February 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7, subdivision e, for the term of the lease, expiring September 30, 1961, to permit * * *; that other than as herein *amended*, the resolution adopted March 3, 1942, shall be complied with in all respects; that a certificate of occupancy shall be obtained." (Alt. Applic. 159/41)

90-43-BZ

APPLICANT—William A. Lacerenza, for Agnes Varth, owner (San Stein, lessee).

SUBJECT—Application for consideration reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—1688 St. Marks avenue (rear), southeast corner of Rockaway avenue (Block 1461, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sebastian Mineo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 25, 1943 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 8, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1943, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7, subdivision i, for a term of five (5) years, from the date of this *amended* resolution, to permit the premises to be occupied as a motor vehicle repair shop; * * *; that other than as herein *amended*, the resolution above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (BN 1738/42)

569-43-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Bennett, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—520-522 Lefferts avenue, south side, 254 ft. 6 in. west of Kingston avenue and 571 East New York avenue (Block 1332, Lot 27 and part of Lot 87), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1944, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 25, 1944; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1944, as thereafter *amended* by resolutions adopted through January 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (BN 1528/43)

2-48-BZ

APPLICANT—Samuel Gottesman, for Greystone Garage Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—724-748 East New York avenue, south side, 273 ft. 1 in. east of Albany avenue and 661-671 Maple street (Block 4795, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold H. Wolgel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on January 17, 1950 and January 8, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948, as thereafter *amended* by resolutions adopted through January 8, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution adopted March 9, 1948, shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (N.B. 1775/47)

830-52-BZ

APPLICANT—Ferdinand Savignano, for Rose Furibondo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to building under reconstruction, using more than area permitted.

PREMISES AFFECTED—438-440 Avenue P, south side, 46 ft. west of East 3rd street (Block 6634, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 24, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that all work has been completed and time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 4086/51)

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 4

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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JANUARY 26, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning January 26, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Cor-poration, owner.

SUBJECT—Application (decision of the borough superin-tendent) under sections 7a and 7c of the zoning resolu-

CALENDAR

tion, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; then to January 5, 1954, for further consideration by the Board and decision; hearing closed; then to January 12, 1954, for applicant to discuss with owner matter of withdrawal; then to January 26, 1954, for decision by full Board.

63-42-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Newtal Corp., owner (George D. Lambert, lessee).

SUBJECT—Application, June 17, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the addition of the parking and storage of motor vehicles, and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

Laid over from January 19, 1954, to January 26, 1954, for further consideration after applicant has submitted information to the Board as to how the garage was permitted on the premises.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

467-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Perry Heidelberger, owner (George Garon, lessee).

SUBJECT—Application, October 7, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance on first story of motor vehicle repair shop, and to permit a motor vehicle repair shop in cellar, in addition to garage for more than five motor vehicles.

PREMISES AFFECTED—5070—(5060-5076) Broadway, 501-507 West 215th street, northeast corner and 500 West 216th street and 4036-4050 10th avenue (Block 2232, Lot 18), Borough of Manhattan.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

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303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the

zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 26, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon January 26, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H. and T. Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

CALENDAR

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).
SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

349-53-A

APPLICANT—Michael Marlo, for 228-232 West 42nd Street Realty Corp., owner (Huberts Museum, Inc., lessee).
SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

355-53-A

APPLICANT—Hubert's Museum, Inc., lessee, for 228-232 West 42nd Street Realty Corp., owner.
SUBJECT—Application May 8, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).
SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).
SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.
SUBJECT—Application, September 19, 1953, reopened October 14, 1953 as Vol. III—(decision of the borough

superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application, May 27, 1953, reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application, May 19, 1953, reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service, Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

CALENDAR

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Berman, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision without further argument; then to February 2, 1954, for inspection and decision.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amendment of resolution, to reduce plot and other changes, Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f, and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

CALENDAR

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

488-53-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.

SUBJECT—Application June 25, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard (Block 12381, Lot 29), Jamaica, Borough of Queens.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use dis-

trict portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon February 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc. Chemical Feeder (device to add chemicals to water).

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

588-53-A

APPLICANT—Lama, Proskauer and Prober, for Lawrence and Richard Zirinsky, owners.

SUBJECT—Application August 3, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5-17 East 102nd street, north side, 100 ft. east of 5th avenue (Block 1608, Lot 5), Borough of Manhattan.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

658-53-A

APPLICANT—Imre Chairman, for Consolidated Stamp Mfg. Co., Inc., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—44 Warren street, north side, 75 ft. 6 in. west of Church street (Block 136, Lot 6), Borough of Manhattan.

HARRIS M. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

212-28-BZ—Vol. II

APPLICANT—Hadyen H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for

adjournment; then to February 9, 1954, for inspection and decision; hearing closed.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

CALENDAR

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; applicant to inform Board who the lessee is to be.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubritorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, salesroom and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots; then to February 9, 1954, for inspection and decision.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument; then to February 9, 1954, for inspection and decision.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed; then to January 19, 1954, for further consideration and decision; then to February 9, 1954, for inspection and decision and to permit two publications in the Bulletin, as legal notice, in view of the submission of amended Application blanks correcting the prior affidavit as to ownership of the premises.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle re-

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pairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and

21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the

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zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on imbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissea boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 9, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

796-51-SM

APPLICANT—Trageser Copper Works Inc., owner-manufacturer.

SUBJECT—Copper Core Automatic Gas Water Heater, Models CWH30, CWH45, CWH60 and CWH80.

511-52-SA

APPLICANT—William R. Sundmeyer, for Norman Products Co., owner.

SUBJECT—Application July 8, 1952—Norman Three-Sixty Gas-fired Unit Heater, Model RHD-100A.

786-53-SM

APPLICANT—Central D/Manufacturing Co., owner.

SUBJECT—Application November 5, 1953—Duro Gas Connectors, Models DRB, ARA and ARB.

408-53-SA

APPLICANT—Good Humor Corp., for Fred Hebel Corp., owner.

SUBJECT—Application May 19, 1953, F. H. C. Vending Machine, Model 2200 (for dispensing Ice Cream stick confections).

471-53-SA

APPLICANT—Columbia Appliance Corp., owner.

SUBJECT—Application June 11, 1953—Columbia Model G, Dry Cleaning Unit.

455-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.

SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model SSS.

577-53-SA

APPLICANT—American Gas Furnace Co.

SUBJECT—Application July 13, 1953—Ammonia Disassociator used with Atmosphere Tube or Muffled Furnace.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, February 24, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

Laid over from January 19, 1954, to February 24, 1954, for inspection and decision; hearing closed.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed.

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676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business

entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

Laid over from January 19th, to February 24, 1954, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, JANUARY 15, 1954, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connors.

823-53-A

APPLICANT—Astor Village Taxpayers Inc., for adjoining owners.

OWNER OF PREMISES—Charlotte Lasko.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.

PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: R. C. F. Mautone, Zetta Parnes, Sylvia Brebin, A. Kranitz, Lee Adelnran, J. Gelman, Helen Silberglied, Yolanda Diana, T. Cuzzaniti, Louis Iannello, Louis Kravitz, Max Lasko, Mike Feaniaviglie, Sebastian N. Bouvicius, Moe Engelberg, Morris Schiff and others.

For Owner: Joseph V. McKee and G. Lazerus.

For Administration: Edward T. Crinnion—Bor. Supt.—by Dep't of Housing and Buildings. Harry Atkins—Chief Eng.—by Dep't of Housing and Buildings. Thomas J. Fitzpatrick—by Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration and decision, date to be set. Hearing closed.

Adjourned: 11:40 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JANUARY 19, 1954, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 5, 1954, were approved as printed in the Bulletin of January 12, 1954, Vol. 39, No. 2.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections

7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north), (Block 803, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Opposition: Stanley Rydzyski and N. Nowirki.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec Inc., lessee).

SUBJECT—Application reopened November 10, 1953—as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Irving A. Isaacs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for inspection and decision; hearing closed.

63-42-BZ—Vol. II

APPLICANT—Leonard R. Rothkrug, for Newtal Corp., owner (George D. Lambert, lessee).

SUBJECT—Application reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the addition of the parking and storage of motor vehicles, and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, George D. Lambert and Vincent Todaro.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to January 26, 1954, at 10 A.M. for further consideration after applicant has submitted information to the Board as to how the garage was permitted on the premises.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application reopened October 14, 1953—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-02 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: Henry Muller, Jr., Joseph Attardo, R. Attardo and Eugene E. Ostrow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 26, 1954, at 10 A. M. at request of objector and for further consideration.

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

APPEARANCES—

For Applicant: Erwin Palmer.

For Opposition: G. Conklin, Gabriel Zuckerman, Margaret Mahoney, Richard Artschwager and Herman Shwise.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Isadore Unger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for applicant to advise Board as to proposed tenancy.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore Parkway, and 3655-3677 Shore Parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Lane, Arnold Rothstein and Reginald S. Hardy.

For Opposition: Francis X. Brickfield, Ralph Favilla, Ralph Buorlo, Bernard Misbin, Helen Kudia, Dennis Keough, Thomas J. Long, Gladys A. Zinn, Mina Cardlin, Dora Holtorf, S. Kletzelman, Roy Noto, Ann Boscovich and Joseph Savarese.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision and to permit two publications in the Bulletin, as legal notice, in view of the submission of amended application blanks correcting the prior affidavit as to ownership of the premises.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—84-06 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

APPEARANCES—

For Applicant: Fred C. Dahlem, Joachim Titolo and Vincent Engellis.

For Opposition: Mary Grodzinski, George Hauser, Margaret Spanolis, Greta Pieper, Mae Kraemer, Louise Overdick, Anna M. Hauser and Varctoria Varca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for revised plan and for inspection and decision; hearing closed.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue (Block 5377, Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph W. Ryan, Leo Toch, Marie Young, Morris Schmuger and John H. Bennett.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zon-

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ing resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for inspection and decision.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Edward J. Riesbeck.

For Opposition: Sidney J. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A.M. for inspection and decision; hearing closed.

384-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Friends Service Station, Inc., owner.

SUBJECT—Application reopened December 22, 1953 re amendment of resolution—(decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence use district, the extension in use and area of existing gasoline service station and the conversion of present accessory building to a store for sale of accessories and permitting erection of extension to existing building to be used for relocated lubritorium and car wash, and for the addition of motor vehicle repairs and office; and permitting the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—2596-2604 Linden boulevard and 780-788 Crescent street, southwest corner and 689-697 Pine street (Block 4485, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 27, 1933, under Vol. I, on certain conditions; and

WHEREAS, the resolution was amended July 10, 1936; and

WHEREAS, the resolution was amended as Vol. II on January 27, 1953; and

WHEREAS, working drawings submitted by the applicant were approved by the Board as being in substantial compliance with the requirements of the resolution, and conditions were imposed on March 3, 1953; and

WHEREAS, at the request by the applicant, this application was reopened as Vol. II on December 22, 1953 and set for hearing January 12, 1954, to consider proposed revised working drawings; and

WHEREAS, a public hearing was held on this application on January 12, 1954, after due notice by publication in the Bulletin; and laid over to January 19, 1954, for consideration and decision by the Board—hearing closed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 10, 1936, as thereafter amended by resolutions adopted through January 27, 1953, under which resolution working drawings were approved as required to be filed, by adding thereto:

“that the resolution above referred to adopted January 27, 1953, is hereby amended to approve revised working plans marked ‘Received December 3, 1953’ (3 sheets) in lieu of working drawings previously approved, to permit the rearrangement of the station as proposed on such amended working drawings, mainly by reduction in size of the accessory building as shown and the extension of the fence along the rear line of the same design as previously approved under resolution adopted on March 3, 1953, on condition that the requirements of the resolution adopted on March 3, 1953, shall be complied with in all respects where not inconsistent with this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution.” (Alt. 2444/52)

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application July 30, 1953, reopened September 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Peter W. Bruder, Patrick Mullern and Leonard Zola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 22, 1953 subject to regular procedure, to consider extension to the building and use; and

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to January 12, 1954, for inspection and decision; hearing closed; applicant to file revised plans; then to January 19, 1954, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, D area, class 1 height districts; 198th street is in residence and local retail use, D and G-1 area, class 1 height districts; 199th street is in residence and local retail use, D and G-1 area, class 1 height districts; Hollis avenue is in a local retail use, D area, class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated June 30, 1953 acting on Alt. Applic. 1359-53, reads:

"1. The extension of a funeral parlor & 1 family dwelling, located partly in a Res. Dist. & partly in a Local Retail Dist., into the local retail area is contrary to Art. 2, Sec. 4C of Zone Res."

and
WHEREAS, the applicant states the premises consist of a plot, 235.06 ft. frontage by 239.07 and 155.05 ft. in depth, irregular, on which is located a 2½ story frame structure used as an undertaking establishment and residence, for which certificate of occupancy No. 32873-45 has been filed for cellar, boiler room, lounge, casket and embalming room and laundry, 1st floor undertaking establishment, 2nd floor dwelling, attic, household storage; that it is proposed to erect a one-story addition to existing structure, 35 ft. by 53 ft. 8 in., of class 3 construction in the local retail portion of the lot, to be used in conjunction with existing undertaking establishment; and

WHEREAS, the applicant contends that these premises were purchased by the present owner in 1944, at which time this block was zoned as business to a point 100 ft. back from the Hollis avenue building line; that a small portion of the house extended into the residence area and permission was granted by the Board to use the premises as an undertaking establishment; that the property was originally purchased by the present owner on the basis of it being used for an undertaking establishment; that due to the increased valuation placed on the property, the present facilities are not proportionate to the property value and it is therefore incumbent upon the owner to increase his floor area to properly carry on the business; that at the present time this establishment serves only one-fifth of its potential business due to its limited facilities; that this is based on the New York City health department statistics of the area served and even with this amount, the facilities are inadequate for local neighborhood business; that due to the need of additional space the owner desires to erect an addition, using part of the northerly portion of the property for this development; that the construction of the addition will be of steel, concrete and concrete block walls; that concrete foundation walls, then exposed above grade, will be faced with Medusa stone-set cement to match textured surface of stucco; that exterior walls will have a light tan colored stucco finish and steel framed windows will be used throughout with double 3 ft. by 7 ft. exit doors; that the coping and exterior window sills will be of pre-cast stone and will blend with the stucco finish and all narrow framing around windows will be painted white; that in view of the present limited facilities, the change of area from business to local retail after purchase by the present owner and the extension of the building all within the limits of the present retail use, it is requested that this application be granted; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution under Vol. I, on June 6, 1944, as amended by approval of plans approved November 14, 1944, by adding thereto:

"* * * that in the event the owner desires to construct an extension to the building for the use as permitted and as proposed and as shown on plans filed with this application marked 'Received December 3, 1953' 11 sheets, as amended by plans marked 'Received January 7, 1954' 3 sheets, such proposed two story extension may be permitted for such use, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the exits from the 1st story and 2nd story of such building shall be maintained as indicated on such revised plans above referred to; that in all other respects the resolution above cited as adopted in 1944 shall be complied with where not inconsistent with the terms of this resolution and all of the planning shall be maintained as therein required; that all permits shall be

obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

206-44-A—Vol. II

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Peter W. Bruder, Patrick J. Mulhern and Leonard Zola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1953, on Alt. Applic. 1359/53, reads:

"2. The proposed increase in area of the existing frame bldg. is contrary to Sec. 4.2.1 of B.C."

and

WHEREAS, the applicant states the building is 2½ stories, 31 ft. in height, 45 ft. by 40 ft. in area, Class 4 construction, erected in 1860 on a lot 235.06 ft. by 239.07 ft. in depth, in residence and local retail use, D and F area, Class 1 height districts, used and occupied since 1944: cellar—lounge, storage and boilerroom, 10 persons; 1st floor—funeral parlor, 30 persons; 2nd floor—dwelling, 1 family; proposed to be increased in area by the erection of an extension 35 ft. by 53 ft. 8 in. in area, 2 stories 25 ft. in height, of Class 3 construction and to use the entire building as altered as follows: cellar—lounge, storage and boilerroom, 10 persons; basement—funeral parlor, 40 persons; 1st floor—funeral parlor, 40 persons; 2nd floor—dwelling, 1 family; and

WHEREAS, Certificate of Occupancy #Q32873 was issued June 13, 1945, upon completion of Alt. Applic. 119/44 and permits the following use and occupancy: cellar—boilerroom, lounge, casket and embalming room and laundry, 3 persons; 1st floor—undertaking establishment, 70 persons; 2nd floor—dwelling, 1 family; attic—household storage, all in accordance with a variance granted by the Board under Cal. 205-44-BZ and 206-44-A, Vol. I; and

WHEREAS, the applicant contends that the existing building consists of an old frame building in the center of the plot set back from the building lines of all three street fronts and now occupied as a funeral parlor on the 1st floor and owner's residence on the 2nd floor; that due to the need for additional space the owner proposes to erect an addition as shown on plans filed with application for a zoning variance under Cal. 205-44-BZ, Vol. III; that the construction of the addition will be of steel, concrete, concrete block walls, concrete foundation walls; that concrete foundation walls where exposed above grade will be faced with cement stucco; that exterior walls will have a light tan-colored stucco finish; steel frame windows will be used throughout with double 3 ft. by 8 ft. exit doors; that the coping and exterior sills will be of pre-cast stone to blend with stucco finish; that all narrow framing around windows will be painted white; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1359-53, Obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building as proposed shall comply with the requirements of the resolution adopted under Cal. 205-44-

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BZ, Vol. III, and shall not be further increased in height or area.

448-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner.

SUBJECT—Application June 8, 1953 (decision of the borough superintendent), under sections 7c, 7h, 7i and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the extension in use and area of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles in residence use portion of lot, with curb cuts nearer to residence use district than is permitted.

PREMISES AFFECTED—127-08 Rockaway boulevard and 117-01 to 117-09 127th street, southeast corner (Block 11749, Lot 44), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 127th street are in residence and business use, D and E area, class 1 and ½ height districts; Rockaway boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1953 acting on N.B. Applic. 1771-53, reads:

"1. Rebuilding and extension of a gasoline service station to include lubritorium, minor auto repairs (Hand tools only) car washing, store, utility room and parking and storage of motor vehicles located in a Business & Residential use districts is contrary to Art. II, Sec. 3 and Sec. 4(a) of the Zoning resolution.

2. Proposed curb cuts within 75' of a residence zone are contrary to Sec. 7A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.52 ft. frontage by 111.93 ft. in depth, irregular, on which is located on the westerly 40 ft. of the property on the corner of Rockaway boulevard and 127th street, a gasoline station and open lubritorium pits; that the gas station was originally installed under Alt. No. 291-25 for a gas station and one tank, on a plot having a frontage of 20 ft. on Rockaway boulevard and 100 ft. on 127th street; that permit No. 208-28 was issued for the installation of six gasoline storage tanks; that permit S.A. 193-29 was issued for a service station and a 20 ft. by 16 ft. metal building, the size of the plot being given as 40 ft. on Rockaway boulevard and 100 ft. on 127th street; that there is no certificate of occupancy; that it is proposed to extend the present gas station to a frontage of 80.52 ft. on Rockaway boulevard and 111.93 ft. on 127th street; that the present buildings and open lifts will be removed and a new one-story masonry accessory building of class 3 construction will be erected; that this building will have a frontage of 44 ft. and a depth of 27 ft. 8 in. and contain the store, utility room, lubritorium, car washing and minor auto repairs with hand tools only; that the gas station and accessory building will

be confined to the business zone and the rear of the site in the residence zone will be used for parking and storage of motor vehicles; that the gas station proper will consist of the present three 550-gasoline tanks and three new 550-gallon gas tanks and four gas pumps; that a 4 ft. high wire woven fence will be erected on all interior lot lines except where the building occurs; and

WHEREAS, the applicant contends that inasmuch as the new building is to be modern in design, it will improve the appearance of the entire community and the removal of the present buildings and open lubrication pits will also improve the entire area; that the present gas pumps are on the building line and all pumps are proposed to be set a minimum of 10 ft. back to the building line; that inasmuch as the gas station has been in continuous legal use since its inception in 1925 on part of the site, it is a required service to the community, and the rebuilding and extension will allow it to render a more efficient and modern service; that Rockaway boulevard is a main auto artery leading across Queens; that within the affected area there are many non-conforming uses; that block 11750, lots 62 and 51 contain a gasoline station and wood shop; block 11749, lot 52 contains a factory for the manufacture of doors; block 11683, lot 33 and block 11692, lot 7 contain auto repair yards; block 11693, lot 3 contains a lumber yard; that the curb cuts on 127th street are required for more efficient operation of the rebuilt gas station as there are no curbs on 127th street at this time; that directly across the street, block 11748, lot 62 is improved with a store building now having a store front less than 75 ft. from the residence zone; that the proposed curb cuts will not affect the residential aspect of 127th street and the accessory building will be 32 ft. distant from the 127th street building line, so that it also will not have any effect on 127th street; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the Committee noted that the station is lawfully there in part but not for the full area desired, and recommends that the application should be granted to permit the alteration and extension of the station, substantially as proposed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h, i & A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions c, i and A to permit the existing lawful gasoline station occupying legally part of the plot, to be extended to the balance of the plot, substantially as proposed and as indicated on plans filed with this application marked "Received June 8, 1953", 5 sheets, *on condition* that all existing uses on the premises shall be removed as proposed and the premises shall be rearranged and reconstructed substantially as indicated on such plans above cited; that the use of the premises for a gasoline service station shall be mainly within the business use district, as proposed, and the balance of the premises in the residence district shall be used only for parking and storage of motor vehicles awaiting service, and herein permitted under Section 7, Subdivision l, for a term of five (5) years; that the accessory building shall be of the general design and type as proposed and the exterior shall be constructed of face brick or other suitable masonry material; that there shall be erected on the interior lot line to the east and on the rear lot line a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, including the concrete base; that pumps shall be erected not nearer than 15 ft. to the street building line; that the number of gasoline tanks, in addition to the existing three (3) 550 gallon tanks, shall not exceed six (6); that curb cuts shall be restricted to two (2) curb cuts to Rockaway boulevard each not over 30 ft. in width and one to 127th street, of the width as shown, permitted to extend as shown beyond the 25 ft. limitation under Section 7, Subdivision A; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the balance of the premises where

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not occupied by accessory building and pumps shall be paved with concrete or asphalt throughout; that at the intersection within the building line there shall be erected a block of concrete not less than 12 in. in height and extending for a distance of not less than 5 ft. along either building line from the intersection; that the sidewalks and curbing adjacent to the premises shall be repaired or constructed to the satisfaction of the Borough President; that gasoline pumps shall be of a low approved type; that signs shall be limited to a permanent sign erected on the facade of the accessory building and the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection of a post standard between the intersection for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that minor repairs with hand tools for adjustments only may be permitted under section 7, subdivision i, maintained only within the accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

631-53-BZ

APPLICANT—Saul Goldsmith, for 52 Building Corp., owner.

SUBJECT—Application August 27, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in the business use, C area district portion of the plot located in a residence and business use district, the erection and maintenance of a business building (factory), using more than the area permitted.

PREMISES AFFECTED—72-05 51st avenue, 51-01 to 51-15 72nd street, southeast corner, 72-10 to 72-20 51st road and 51-02 to 51-10 72nd place (Block 2461, Lot 16), Winfield, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: Ann Figlock and B. Conway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to January 19, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 72nd street and 72nd place are in residence and business use, C area, class 1½ height districts; 51st avenue is in business and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 14, 1953 acting on N.B. Applic. 2083-53, reads:

"1. Proposed bldg. within the business use district exceeds the permissible area occupancy as permitted under Art. IV, Sec. 13 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 125 ft. in depth, irregular, presently vacant; that it is proposed to erect a one-story building 17 ft. in height, 199 ft. front, irregular, and 99 ft. deep, 19,010 sq. ft. in area; that the building will be of steel, fireproof and of class 1 construction; that in addition, an area of 5,100 sq. ft. at the south of the building will be used as a buffer zone which will be graded, seeded and enclosed with an 8 ft. high cyclone fence; and

WHEREAS, the applicant contends that the building will be used for factory purposes and that liberal off street loading is provided; that the area of the plot is 24,387 sq. ft.

located partially in a business and residential use and in a C area, 1½ height district, of which 20,037 sq. ft. are located in the business district and 4,330 sq. ft. in the residential district; that the proposed building will lie entirely within the business use district and it is proposed to occupy a total of 19,010 sq. ft. with the following breakdown of area use:

Area of lot	24,387 sq. ft.
Area of proposed building	19,010 sq. ft.
Allowable area	
75% of 15,000 sq. ft. (3 corners)	11,250 sq. ft.
60% of 5,037 sq. ft. (interior lot)	3,022 sq. ft.
Loading berth	14,272 sq. ft.
	726 sq. ft.
Total allowable	14,998 sq. ft.
Excess	4,012 sq. ft.

that the 25 ft. 7 in. by 200 ft. area to the south will be a grass plot which will be kept permanently as a buffer zone; that the proposed structure will have no access door from the building to this buffer zone; that in view of existing conditions and the beneficial effect of the proposed development, substantial justice would be done and a great hardship relieved if this application is granted; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed, in view of the zoning permitting business use with limited factory occupancy within the business use area and unrestricted use zoning opposite the proposal to leave all the portion of the plot of 5,000 square feet area in the residence use district unbuilt upon and unused and kept grassed with trees and properly fenced and with no openings for motor vehicles on the side streets, that the one story fireproof building with the above cited safeguards and protection will be an asset and no detriment to the residence district in the rear and that this solution is just and reasonable and consistent with the intent and purpose of the Zoning Resolution; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, of the zoning resolution, as to area, *on condition* that the proposed building shall be solely in that portion of the plot zoned for business use, as proposed and as indicated on plans filed with this application marked "Received August 27, 1953" 5 sheets, and with no openings other than a pedestrian exit as shown to 72nd street and 72nd place, and with vehicular openings only on 51st avenue, located where and of the width as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be installed as the Fire Commissioner shall direct; that there shall be no signs erected or maintained except on the front wall of the building facing 51st avenue, excluding all roof signs and all temporary signs and all signs at the rear and side of the building; that the rear portion of the plot within the residence use district shall be suitably landscaped as proposed; and enclosing fences shall be of a woven wire chain link type and shall be constructed on the interior and street lines with no opening therein, except a gate for access as shown for taking care of the premises; that there shall be along the rear lot line, inside the fence, oriental plane trees planted approximately 25 ft. on centers; that such trees shall be at least four inch caliber and not less than 10 ft. in height; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

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632-53-BZ

APPLICANT—Ingram S. Carner, for Sam Mintz, owner.
SUBJECT—Application August 28, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of two buildings to be used as junk shops for sorting, packing and baling of scrap metal and rubber (no paper or rags), and to permit the open storage in yard of scrap metal and rubber, and to permit a loading and unloading space nearer to intersection than is permitted.

PREMISES AFFECTED—739-745 East 95th street, 9501-9529 Ditmas avenue, northeast corner, and 736-746 East 96th street (Block 8113, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and I. Greenberg.
For Opposition: Solomon F. Klein, Mary Feinstein, Elias Butler, Henry V. Sikorski and Harriet Blayne.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Absent: Commissioner Kleinert	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to January 19, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1½ height district; East 95th street is in residence and business use, D area, class 1½ height district; Ditmas avenue is in an unrestricted use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 18, 1953 acting on N.B. Applic. 845-53, reads:

"1. Proposed building and premises, in a 'Business' use zone, to be used for junk shop for packing, baling and sorting of scrap metal and rubber (no paper or rags) and open storage yard for storage of scrap metal and rubber and off street parking, and loading and unloading space is contrary to Article II, Para. 4(a), subsection 20 of the Zoning Resolution.

2. Off street loading and unloading within 50' of corner is in violation of Article IV, Para. 19-A of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated August 18, 1953 acting on N.B. Applic. 989-53, reads:

"1. Proposed building and premises, in a 'business' use zone to be used for storage of scrap metal and steel and loading space, in conjunction with junk shop for packing, baling and sorting of scrap metal and rubber (no paper or rags) and open storage yard for storage of scrap metal and rubber is in violation of Article II, Para. 4(a) subsection 20 of the zoning resolution.

2. Loading space within 50' of corner is in violation of Article IV, Para. 19-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 260 ft. frontage by 100 ft. in depth, presently vacant except for a billboard, which is to be removed; that it is proposed to erect two modern masonry buildings, each one story in height; that building No. 1 will be located at the westerly portion of the site, 50 ft. by 100 ft. in size, and will be utilized for the storage of scrap metal and steel; that this building will be immediately adjacent to its own open storage yard of scrap metal; that building No. 1 will be used in full conjunction with building No. 2 which it is proposed to erect at the easterly portion of the site with a frontage of 50 ft. on Ditmas avenue and a depth of 100 ft. and a rear dimension of 80 ft. providing a ramped down loading space with a tail-board height loading platform;

that building No. 2 will be utilized for the packing, baling and sorting of scrap metal and rubber (no paper or rags) with an adjacent open yard for storage of scrap metal and rubber only; that off-street parking and loading are also provided to the east of building No. 2; that all open yards are to be cinder paved providing good drainage with a proper binder to prevent dust; that a 13 ft. high masonry fence wall is proposed for a distance of 60 ft. along the rear lot line as well as along the Ditmas avenue building line; that it is further proposed to install two 10 ft. curb cuts and one 12 ft. curb cut on Ditmas avenue, one 12 ft. curb cut on East 95th street, and one 10 ft. and one 12 ft. curb cut on East 96th street; that this proposed arrangement will provide a feasible and efficient method of operation for a business of this type; and

WHEREAS, the applicant contends that Ditmas avenue to the south is entirely in an unrestricted zone at this point and is improved with uses including junk shops in block 8120, lots 29 and 50 as well as open storage of scrap iron in block 8121, lots 27, 28, 29, 34 and 35; that in block 8114, lots 1, 6 and 64 a gasoline service station was granted by the Board and in block 8115, lot 6 the existing gas station was also granted by the Board; that the character of Ditmas avenue at this point is such that the proposed uses will in no way have an adverse effect; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the use proposed and as now carried on at the premises on Rockaway avenue as inspected by the Committee, belong in an unrestricted district and that, if permitted, would be harmful to the abutting residence area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the Building Zone Resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 845-53, and N.B. Applic. 989-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner, Socony-Vacuum Oil Co., lessee.

SUBJECT—Application August 26, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Forest avenue are in a retail use, D area, class 1 height district; Jewett avenue is in

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local retail and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1953 acting on N.B. Applic. 439-53, reads:

"1. The extension and rebuilding of an existing gasoline station located in a Retail Use district to a gasoline service station, lubritorium, car washing, motor vehicle repair (hand tools only), of motor vehicles is contrary to Article II, Sect. 4(a) sub-sections (29) and (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 151.77 ft. and 25 ft. frontage by 50 ft. in depth, irregular, on which is located a gasoline service station consisting of a one-story brick and frame building having a frontage of 41 ft. 3 in., a depth of 25 ft. 7 in. and containing a store, lubritorium, car washing and motor vehicle repairs, together with six 550-gallon gasoline tanks and four pumps; that as of July 25, 1916 the premises were in a business use, C area, class 1 1/4 height district and was changed to its present use on January 21, 1942, and to a class 1 height district and D area on August 2, 1943; that it is proposed to remove the present building and redevelop the entire site as a modern gasoline service station to consist of eight 550-gallon gasoline tanks and four pumps; that the proposed accessory building will contain the conjunctive uses of store, utility room, lubritorium, motor vehicle repairs with hand tools only and car washing; that the building will be modern in design with a frontage of 56 ft., a depth of 34 ft. 4 in., one story in height and of class 3 construction; and

WHEREAS, the applicant contends that fire department records show that in 1919 under Alt. 76-1919 a permit was issued for one 550-gallon gasoline tank on a plot having a frontage of 97.52 ft. on Forest avenue and a frontage of 25 ft. on Jewett street; that in 1930 under Alt. 1276-30 a permit was issued to install 3 additional 550-gallon tanks on the same plot; that department of housing and buildings records show that in 1930, under N.B. 769-30, a permit was issued for a 16 ft. by 24 ft. one-story frame accessory store to the gasoline station on a plot having a frontage of 25 ft. on Jewett avenue and a frontage of 97 ft. on Forest avenue; that no certificate of occupancy was issued; that in 1937 under Alt. 567-30 a permit was issued for a one-story 25 ft. by 26 ft. frame extension to cover over the grease pits; that certificate of occupancy No. S-79 was issued January 1, 1938 for office and lubritorium pits; that in 1945 under Misc. 271-45 a permit was issued to install two additional 550-gallon tanks; that the easterly part of the site is now occupied by a two-story frame dwelling having a frontage of 20 ft. 6 in. and a depth of 37 ft. 3 in.; and

WHEREAS, the applicant further contends that the highly modern design of the building will go far towards improving the appearance of the entire area; that Forest avenue is a main auto lane and as such the proposal is entirely in keeping at this point; that the present gas station has been in operation since 1919 so that its need in the community has been demonstrated and its rebuilding will render a more efficient service to the public; that the present dwelling now in between the present station on the west and a store on the east is out of keeping; that there are sufficient stores now in the area for public requirements so that the only feasible use for that part of the site containing the dwelling is the extended gas station as proposed; that there are no other gas stations in the affected area and the rebuilding and extension of the present gas station is vital for fast and efficient service to the public; that the rear of the site will be used for parking and storage of motor vehicles; that the rebuilt gas station will be in complete harmony with the affected area; and

WHEREAS, the Committee recommends that the application should be granted to permit the extension of the lawfully existing gas station by increased area within the retail district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, h & i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit reconstruction and extension of the lawfully existing gasoline station to the additional area within the retail use district, substantially as proposed and as indicated on plans filed with this application marked "Received August 26, 1953," 5 sheets, *on condition* that all buildings and uses on the existing gasoline station shall be removed as proposed, and the premises arranged substantially as indicated on such plans as cited; that the accessory building shall be of the design and arrangement as indicated and faced with face brick or other equivalent masonry material; that in all other respects the accessory building shall comply with the requirements of the Building Code and all other laws applicable; that there shall be erected on the interior lot lines to the east, south, west and where walls of adjoining masonry buildings do not occur a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that pumps of an approved low type shall be erected not nearer than 15 ft. to the street building line; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the number of gasoline buried storage tanks, in addition to those installed, shall not exceed a total of eight (8) such tanks; that curb cuts shall be located where shown, three to Forest avenue and one to Jewett avenue, of the width as shown, with no curb cut nearer than 5 ft. to a building line as prolonged; that there shall be erected within the intersection of the street lines a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 ft. along Forest avenue and not less than 22 ft. along Jewett avenue; that the sidewalks and curbs shall be reconstructed or repaired to the satisfaction of the Borough President; that under section 7, subdivision i, there may be minor repairing with hand tools for adjustments only and maintained only within the accessory building; that under Section 7, Subdivision h, there may be for a term of five (5) years, the parking and storage of motor vehicles awaiting service; that all greasing and washing equipment shall be of the hydraulic lift type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

663-53-A

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application August 26, 1953—filed pursuant to section 35, General City Law re premises located partly in bed of proposed widening of Jewett avenue and Forest avenue.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

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THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated August 25, 1953, on N.B. Applic. 439/53, reads:

"2. Proposed occupancy of portion of lot which is in the bed of a mapped street is contrary to Art. 3, Sect. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 151.77 ft. front by 25 ft., irregular in depth on which there has been erected a one-story building of Class 3 and Class 4 construction, 41 ft. 3 in. front by 25 ft. 7 in. irregular in depth, used and occupied since 1919 as a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and dwelling, 4 persons; and upon which it is proposed to erect a one-story building, 13 ft. 8 in. in height, of Class 3 construction, 56 ft. front by 27 ft. 8 in. irregular in depth, and to use the premises as a gasoline service station, lubritorium, car washing, motor vehicle repair shop, store, utility room and parking and storage of motor vehicles; and

WHEREAS, the applicant states it is proposed to remove all of the existing buildings and redevelop the entire site as a modern gasoline service station with a total of eight 550-gallon buried gasoline storage tanks and four approved type gasoline dispensing pumps; that the proposed accessory building will contain the conjunctive uses to a gas station, consisting of store, utility room, lubritorium, repair shop with hand tools and car washing; and

WHEREAS, the applicant contends that part of the site on Forest avenue and on Jewett avenue is in the bed of a mapped street widening; that the city does not have title to this portion and no proceedings are pending to acquire title thereto; that no part of the proposed rebuilt building will be erected within the bed of such mapped street widenings and no damages for buildings or improvements will be asked of the city when the streets are widened; that all gasoline pumps will be located 10 ft. back of the Forest avenue building line after street widening takes place and the curb cuts will also be relocated; that it is therefore requested that the Board grant approval for the use of the portion now in the bed of such mapped streets, such use to be limited to driveway purposes only; and

WHEREAS, the Board has received a communication dated December 11, 1953, from the President of the Borough of Richmond advising that the final map showing Forest and Jewett avenues, as indicated on plans filed with application for a zoning variance under Cal. 662-53-BZ was adopted by the Board of Estimate on June 27, 1924, and that there are no proposals now pending relating thereto.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 439-53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the inclusion of that portion of the premises along Jewett avenue, as proposed to be widened, as part of the gasoline service area, under the conditions as imposed in the resolution adopted this day under Cal. #662-53-BZ, on condition, that if and when such widening of Jewett avenue takes place and the premises proposed to be taken for street widening is acquired by the City of New York, the application shall be referred back to this Board for further consideration and amendment as may be necessary of resolution adopted under Cal. 662-53-BZ.

672-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter and Anne Cavallo, owners.

SUBJECT—Application September 16, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension in area of existing chicken market and to permit the use of existing storage space and to erect and maintain a new store using more than the area permitted.

PREMISES AFFECTED—86-01 101st avenue and 97-51 to 97-59 86th street, northeast corner (Block 9059, Lot 67), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Peter Cavallo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application January 19, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 101st avenue and 86th street are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 20, 1953 acting on Alt. Applic. 1352-53, reads:

"1. Proposed extension in yard occupying 100% of the corner lot in a 'D' area district is contrary to Art. IV, Sect. 14c of the Zoning Resolution.

2. Present chicken market in a business use district is in excess to original approval in 1915 (N.B. 2959/15) and is contrary to Art. II Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.05 ft. frontage by 100.08 ft. in depth, on which is located a one and two-story building occupied on the 1st floor by a chicken market, store, storage and four-car garage, and on the 2nd floor by two families; that the chicken market, a one-story brick building of class 3 construction, with a frontage of 19 ft. and a depth of 40 ft. was erected under N.B. 2959-1915 and Board of Health approval dated January 25, 1916 which covered an area 17 ft. 6 in. by 40 ft. in depth, and was finally altered to its present 60 ft. 4 in. depth under Board of Health approval dated May 14, 1941; that no new permit was ever secured from the Department of Housing and Buildings to extend the chicken market to 60 ft. 4 in.; that the corner building, having a frontage of 31 ft. on the first and second floors, and a depth of 60 ft., of class 3 construction, and being used on the 1st floor as a store and on the 2nd floor as a one family dwelling, was erected under N.B. 7641-1919 and altered under Alt. No. 1117-1921 to add a frame extension on the 2nd floor having a frontage of 11 ft. and a depth of 25 ft.; that the rear 4-car garage, having a frontage of 25 ft. and a depth of 50.5 ft., of class 3 construction, was erected under S.A. 3416-1920 as an 18 ft. by 18 ft. two-car garage and altered under Alt. 3069-1921 to install one family on the 2nd floor; that this permit indicated the 1st floor garage at its present size of 25 ft. frontage and a depth of 50.5 ft.; that the present storage space, having a width of 30 ft. and a depth of 20 ft., was erected between the front and rear buildings and no permits are indicated in the Building Department for this storage space; that no certificate of occupancy has been issued for any of the above uses; that it is proposed to legalize the present 60 ft. 4 in. depth of the chicken market, legalize present 20 ft. by 30.05 ft. storage space and erect a new store in the present vacant space having a frontage of 15.08 ft. on 86th street and a depth of 20 ft.; and

WHEREAS, the applicant contends that as the present chicken market is a legal condition in the records of Board of Health and as it is remote from all lot lines, it cannot affect the block as it was originally established in a legal manner under N.B. 2959-1915; that the present storage space of 20 ft. by 30.05 ft. plus the present open area of 15.08 ft. by 20 ft. have a combined area of 902 sq. ft., and as the allowable coverage of this area is 631 sq. ft., the proposed only exceeds the allowable by 171 sq. ft.; that inasmuch as this

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area exits in between wings of the same building, the filling in of this open space will not affect the block and all buildings on the same lot surrounding this open area do not require legal ventilation from said area, and therefore the present buildings will not be affected; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, as to extension of use; and Section 21, as to extension of area, to permit the completed extension of the building as proposed and as indicated on plans filed with this application marked "Received September 16, 1953", 5 sheets, and "December 14, 1953", 3 sheets, *on condition* that the building shall not be further increased in height or area, and granted only so long as the chicken market is not extended beyond its present proposed area as shown on such plans; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this resolution and that in all other respects the buildings and occupancies shall comply with all laws and rules applicable.

689-53-BZ

APPLICANT—Charles M. Spindler, for Sunshine Quaker Laundry Service, Inc., and L.D.B. Realty Corp., owners.

SUBJECT—Application September 29, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a manufacturing use district the change in occupancy of public garage, to steam laundry in conjunction with existing laundry, and the extension in height of portions of existing laundry building.

PREMISES AFFECTED—814-818 Lexington avenue, south side, 150 ft. west of Ralph avenue (Block 1628, Lots 21, 22, 23, 24 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Hans.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing use, C area, class 1 height district; Lexington avenue is in local retail, business and manufacturing use, C area, class 1 height districts; Ralph avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1953 acting on Alt. Applic. 4075-53, reads:

"1. Proposed change of use and also extension of structure in height for use as steam laundry on a lot located within a manufacturing district violates Art. II Sec. 4-F Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 428 ft. frontage by 100 ft. in depth, on which is

located, on the westerly portion, a steam laundry, offices and storage pursuant to existing certificates of occupancy; that all of these buildings were erected when the property was in an unrestricted district; that the easterly portion of the plot with a frontage of 200 ft. is now occupied as a storage garage for more than five motor vehicles pursuant to certificate of occupancy; that this garage is at present divided in half by a brick fire wall; that it is proposed to close up all openings in this fire wall and to use the westerly half of the garage as part of the existing steam laundry by cutting openings in the westerly wall of the garage; that it is further proposed to raise the roof height of this altered portion of the garage approximately 5 ft.; that it is also proposed to increase by about 9 ft. the height of the rear portion of the building on lot 23, including a small area; and

WHEREAS, the applicant contends that the entire premises was in an unrestricted district until a few months ago; that on March 17, 1953 the use zone was changed from unrestricted to manufacturing; that all of the property is under a single ownership although the garage is held under a different corporate name; that this garage building was purchased by the owner, who is also the operator of the laundry, on March 1, 1951; that the purpose of acquiring this building was to allow for expansion of the laundry as soon as the business demanded it; that the owner was unaware of the change to a manufacturing district until he decided to file plans for his proposed alteration; that the character of the affected area is largely in keeping with the unrestricted designation which applied until this year; that adjoining the property to the east is a loft building, while the frontage on Lexington avenue, opposite the site, is occupied by factories, garages and lumber yards; that since the building now covers 100% of the plot, it is felt that the slight increase in height of two portions of the building will not be detrimental to adjacent property; that there will be no increase in floor area, or addition to floors, but merely an increase in cubage to provide additional head room; that it is also felt that the change in use of the 100 ft. by 100 ft. portion from garage to laundry is not the type of change that will adversely affect adjacent property, especially since the new laundry portion will be part of an existing laundry operation; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the extension of the laundry into an adjoining building now occupied as a public garage, substantially as proposed and as indicated on plans filed with this application marked "Received September 29, 1953", 5 sheets, and to permit the extension and increase in height of the portion of the garage proposed to be used in connection with buildings, *on condition* that the balance of the public garage building to the east shall remain as public garage as proposed and separated from the balance of the existing public garage building by a fireproof wall as proposed and shown; that no windows shall be constructed in the rear wall of the garage building proposed to be added to the laundry and no additional windows in the rear of the present laundry building other than those now existing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:20 P. M.

JOSEPH J. DOYLE, Chief Clerk.

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REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 19, 1954, 2 P. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connors.

98-48-A—Vol. III

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35 Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant—Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1953, on Alt. Applic. 4076/53, reads:

"1. Exits from all floors to comply with Sec. 270 of Labor Law."

and

WHEREAS, the applicant states that the building is 1 and 2 stories and basement, 20 ft., 24 ft. and 35 ft. in height, 125 ft. irregular by 85 ft. 6 in. irregular in depth, of Class 3 construction, erected in 1907, on a lot 125 feet front by 85 ft. 6 in. in depth in an unrestricted use, C area, Class 1½ height district; used and occupied since 1907 as follows: Basement—manufacturing pigments and boiler room; 1st and 2nd floors—manufacturing of pigments; penthouse, laboratory; total number of occupants in building, 5; the proposed use and occupancy is as follows: Basement—boiler room and manufacturing of pigments, 20 persons; 1st floor and 2nd floors—manufacturing of pigments, 10 persons per floor; penthouse-laboratory, 2 persons. The building is equipped with a sprinkler system fed by a city main connection and by a tank; there are two interior stairs partially of wood construction, brick enclosed, equipped with kalamein, self-closing doors; one stair leads to roof bulkhead and the east stair will be provided with a ladder and scuttle to the roof; and

WHEREAS, Certificate of Occupancy #3502 issued December 22, 1922 to premises 33-41 Herkimer street, n. s., 250 ft. west of Nostrand avenue describes the building as a factory erected under Permit #3278/22; and Certificate of Occupancy #119743 issued February 6, 1948, upon completion of work under Alt. App. 1502/47 describes the building as #35-43 (35 displayed) Herkimer Place, n. s., 225 ft. west of Nostrand avenue, Block 1865, Lots 71 and 72, as a one-story building 20 ft. in height of nonfireproof construction and permits the use and occupancy for shipping, receiving and storage of color pigments; and

WHEREAS, Violation #3382/53 was issued by the Borough Superintendent October 5, 1953, to premises 33 Herkimer Place, n. s., 250 ft. west of Nostrand avenue—33-35 Herkimer place—and stated that a violation of Sec. C26-185.0 of the Administrative Code and Sec. 271 of the Labor Law existed in that the 2-story, basement and penthouse nonfireproof structure was occupied as a factory and office with 15 employees without a certificate of occupancy; and

WHEREAS, there was a conviction June 3, 1953, in Municipal Term, Magistrate's Court on a charge of violation of Sec. 643a and Sec. C26-207 of the Administrative Code for failing to make application for a certificate of occupancy stating the number of employees at manufacturing and to

provide proper exit from penthouse and to remove obstructions from required exits; and

WHEREAS, the applicant states that the first building on these premises was erected in 1907 under N. B. 240 as a Class 3, 2-story and basement factory building; that under Alt. App. 2732/13 a 2-story and basement addition was erected of Class 3 construction; that in 1920 a further addition and interior alteration was made under Alt. App. 2440/20; that in 1922 another 2-story and basement addition was erected in Class 3 construction under Alt. App. 2378/22, and Certificate of Occupancy #3502 was issued upon completion thereof; that while this certificate of occupancy does not specify the number of employees, reference to the plans and papers qualify the occupancy for 5 persons for the entire building; that in 1928 a small penthouse was erected for laboratory use under Alt. App. 6188/28, and this alteration was approved on the previous qualification of 5 employees for the entire building; that in 1947 plans were filed for a one-story shipping and storage building to the east of Class 3 construction, 25 ft. by 85 ft. 6 in. in area; that these plans were approved and the building erected under Alt. Appli. 1502/47 and Certificate of Occupancy #119743 was issued; that this building is isolated from the westerly two-story and basement building by fire doors having 3-hour rating; and

WHEREAS, the applicant contends that the building proper is used for the non-hazardous use of the manufacturing of pigments and is equipped with a two-source sprinkler system, consisting of a street connection and a roof tank; that exits from each floor are by two brick-enclosed stairs equipped with kalamein doors; that stairways are of wood planks except for the stairs to the roof, which is of steel; that the west elevator which has been abandoned has all openings permanently sealed; that the penthouse is used as a laboratory and is approximately 400 sq. ft. in area and its use limited to short periods of time; that both stairs go to the street and the west stairs runs to the roof; that the present sub-standard fire escape on the outer court will be removed; that the building is divided into two areas at the basement, 1st and 2nd floors by brick walls and fire doors; that the building is owned and operated by the same company, whose business record is excellent; that the owners were ill informed regarding the limited occupancy commitments made by previous applicants. It is therefore requested that the Board accept the present exit facilities with the number of occupants called for in this application; and

WHEREAS, on May 4, 1948, under Cal. No. 98-48-A, Vol. I the Board denied an appeal from a decision of the Borough Superintendent, dated February 4, 1948, on Alt. 194/48, Objection 1, requiring that exits from all floors comply with Sec. 270 of the Labor Law; and

WHEREAS, on July 26, 1950, under Cal. No. 98-48-A, Vol. II, the Board denied a similar appeal from a decision of the borough superintendent, dated May 8, 1950, acting on Alt. App. 194/48, Objection 1, requiring that all exits from all floors comply with Sec. 270 of the Labor Law; and

WHEREAS, the premises were again inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 4076-53, Objection 1, and that the appeal be and it hereby is *granted*, to permit the continuance of the means of exit as proposed and shown on plans filed with this appeal marked "Received November 6, 1953" (6 sheets), and "January 18, 1954" (3 sheets), *on condition* that the existing fire escape in the court shall be continued and maintained in safe condition as a substandard means of exit; that the elevator to the west shall be closed down as proposed and the doors sealed with approved masonry; that the fire door and the separating masonry wall between one section of the building and the other shall be made to comply with the requirements therefor as a horizontal exit; that the stairway to the west shall be reconstructed with a steel stair within the present brick enclosure and the doors shall be placed in good working condition and

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made to swing in the direction of exit; that the elevator doors in the easterly portion shall be made to comply with the requirements of the Building Code therefor; that the means of exit through the open yard to the street with proper steps to street grade shall remain open at all times for ready passage; that the sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that there shall be no combustible or inflammable materials used in connection with the existing occupancy of the building which is proposed to be continued; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the occupancy per floor shall be limited to the capacity of the stair in each section with due allowance for the horizontal exit when made to comply with the requirements herein.

489-52-A

APPLICANT—Simon B. Zelnik, for Combination Manhattan Corp., owner (Barricini, Inc., lessee).

SUBJECT—Application June 11, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-23 West 34th street, north side, 450 ft. west of 5th avenue (Block 836, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1952, on ES App. 777/51, reads:

"Electric sign not permitted to extend beyond Building Line, B26-7.0 a.C."

and

WHEREAS, the applicant states the building is 5 stories, 65 feet in height, 50 ft. by 98 ft. 9 in. in area, of Class 3 construction, erected prior to 1902 on a lot 50 ft. front by 98 ft. 9 in. in depth in a restricted retail use, B Class 1½ height district; used and occupied since 1951: Cellar—store, boiler and storage, 40 persons; 1st floor—stores, 100 persons; 2nd floor—no occupancy; 3rd, 4th and 5th floors—vacant; and proposed to be used and occupied: cellar—store, boiler and storage, 40 persons; 1st floor—stores, 100 persons; 2nd to 5th floors inclusive, vacant. There are no interior stairs in the building; and

WHEREAS, Violation #6509/51 was issued November 19, 1951, for erecting and maintaining an illuminated sign projecting beyond the building line in a restricted area, such sign reading: "BARRICINI", and directing the removal of such sign; and

WHEREAS, Violation #3998/52 was issued June 9, 1952, for violation of Section B26-7.0 of the Administrative Code for erecting and maintaining an illuminated sign projecting beyond the building line in a restricted area over the east store parallel to the building line, reading "BARRICINI", such sign approximately 7 ft. by 13 ft. in area. This violation contains the note that it supersedes violation #2409/52; and

WHEREAS, the applicant states that permission is requested to maintain an electric non-flashing sign which projects approximately 4 in. beyond the building line; and

WHEREAS, the applicant contends that this appeal is based on construction factors of the existing and adjacent buildings which project beyond the building line and made the sign projection almost mandatory; and

WHEREAS, the applicant states that the building is at least 50 years old; that its facade is of cast iron columns, orna-

mental mouldings and brick, which unknown to the architect at the erection of the sign projected beyond the building line since the erection of the building; that for construction purposes the building line was assumed to be flush with the face of the adjacent structures, as well as the brickwork of the upper stories of the building in question; that plans were filed and approved and construction executed to install a new store front and building facade; that it was not until after construction was completed that projections beyond the building line were discovered when a violation was filed, disclosing that the structural glass facade and face of the sign projected 4 inches beyond the building line; that during the course of construction, care was taken to see that the face of the sign in question was flush with the new glass facade which in turn was even with the adjacent buildings; and

WHEREAS, the applicant has filed with this appeal copy of a communication (undated) addressed to the Corporation Counsel by the Chief Engineer of the Office of the Borough President of Manhattan, stating that as a result of an examination made May 29, 1952, it is considered that an encroachment of the front wall of the building in question beyond the building line is not detrimental to the interest of the city; and

WHEREAS, the applicant states that on the basis of this letter and recommendation by the Borough President's Office, the Borough Superintendent approved the amendment to Alt. App. 185/51 on July 24, 1952, and Violation #6998/51 was dismissed October 8, 1952; and

WHEREAS, the applicant contends that almost all of the buildings on the north side of 34th street, between 5th and 6th avenues encroach beyond the building line due to their original construction and the Departments having jurisdiction have examined and approved the projections; that when the Barricini sign was designed, it was done so that it was set back from the face of the building, thus presumably behind the building line, which was assumed to be the face of the existing structure; and

WHEREAS, the applicant contends that in view of the fact the facade has been accepted with a projection of 4½ inches beyond the building line, the hardship and expense involved by the removal of the sign and the complete reconstruction of the sign backing as well as the structure itself is the basis upon which this appeal is made; and

WHEREAS, plans filed with this appeal indicate a discontinuance and change in egress from the street to the primary stairs to #21 and 23 West 34th street, as previously shown on plans filed with this Board under Cal. No. 190-22-S; and

WHEREAS, the applicant states that under Alt. App. 185/51 the use of the upper floors and egress therefrom was discontinued; and

WHEREAS, plans filed with this appeal indicate that in addition to the sign in question which has an area of 145 sq. ft. there are three additional signs existing on the facade of the building in question; and

WHEREAS, Certificate of Occupancy #16119 issued February 13, 1930, upon completion of work under Alt. App. 595/29 permits the following use and occupancy: Cellar, store, boiler room and storage, 40 persons; 1st floor—stores, 100 persons; 2nd floor—showroom, 30 persons; 3rd to 5th floors, inclusive—storage, 0 occupants.

Resolved that the decision of the Borough Superintendent, acting on E.S. Applic. 777/51, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the proposed sign which exists advertising "Barricini", on condition that other than the fact that such sign extends beyond the building line for a distance of 4½ in. it shall comply with the requirements therefor in all other respects, and as shown on plans filed with this appeal marked "Received June 11, 1952" (2 sheets), "November 4, 1952" (1 sheet), and "December 18, 1953" (1 sheet); that this resolution applies only to the Barricini sign and to no others.

920-52-A—Vol. II

APPLICANT—Irving P. Marks, for Charles Buffone, owner.

MINUTES

SUBJECT—Appeal reopened December 8, 1953, for amendment of resolution re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—90 Bay 22nd street, north side, 125 ft. 3 1/8 in. east of Benson avenue (Block 6372, Lot 88), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1953, on amendment as to Alt. Applic. 3801/52, reads:

"2. Fire escapes as shown on plan submitted Nov. 5, 1953, do not comply with Chapter 19, Sec. C19-67.0, same is a deviation from plan filed with resolution as adopted by Board of Standards and Appeals on April 7, 1953."

and

WHEREAS, the Board on April 7, 1953, acting pursuant to Section 310 of the Multiple Dwelling Law, modified Objection 1 issued by the Borough Superintendent on December 9, 1952, on Alt. Applic. 3801/52 so as to permit the existing rear yard of the width, as proposed in lieu of the required width, on condition that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that the application filed pursuant to Section 310 of the Multiple Dwelling Law was for a variation of the rear yard requirements since the rear yard did not comply with Section 172 of the Multiple Dwelling Law; that in all respects the plans originally filed were acceptable to the Borough Superintendent under normal circumstances if the rear yard question was not involved and the application would have been approved with fire escapes complying with Section 53 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Section C19-67.0 is not applied to this type of building by the Department of Housing and Buildings but such requirements are noted on the plans submitted to the Board marked "Received March 13, 1953"; that, however, the contractor in installing the fire escapes complied with Section 53 of the Multiple Dwelling Law and was not aware of the reference to Section C19-67.0 as noted on the plans; and

WHEREAS, the applicant contends that compliance with Section C19-67.0 would create a hazardous condition, as the balcony would be only about 7 feet above the rear yard level, that the actual construction would bring the brackets within 5 ft. 8 in. or less above the rear yard level, thereby placing an obstruction in the way of clear walking area and the possibility of easy access to the apartments by burglars; that the first floor has direct access to the street over an open concrete porch and is close enough to the ground to permit emergency exit through a window; that in view of the fact the original appeal was only in regard to the rear yard depth and that usually new or altered buildings of this type are required to comply only with Section 53 of the Multiple Dwelling Law as to fire escapes, it is requested that the Board consider granting relief from compliance with Section C19-67.0 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 3801/52, Obj. 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

921-52-A—Vol. II

APPLICANT—Irving P. Marks, for Patrick DeBona, owner.

SUBJECT—Appeal reopened December 8, 1953, for amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—96 Bay 22nd street, north side, 75 ft. 1 7/8 in. east of Benson avenue (Block 6372, Lot 91), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1953, on amendment as to Alt. Applic. 3803/52 reads:

"2. Fire escapes as shown on plan submitted November 4, 1953, do not comply with Chapter 19, Sec. C19-67.0. This is a deviation from plan filed with resolution as adopted by Board of Standards and Appeals on April 7, 1953."

and

WHEREAS, the Board on April 7, 1953, acting pursuant to Section 310 of the Multiple Dwelling Law, modified Objection 1 issued by the Borough Superintendent on December 9, 1952, on Alt. Applic. 3803/52 so as to permit the existing rear yard of the width, as proposed in lieu of the required width, on condition that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that the application filed pursuant to Section 310 of the Multiple Dwelling Law was for a variation of the rear yard requirements since the rear yard did not comply with Section 172 of the Multiple Dwelling Law; that in all respects the plans originally filed were acceptable to the Borough Superintendent under normal circumstances if the rear yard question was not involved and the application would have been approved with fire escapes complying with Section 53 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Section C19-67.0 is not applied to this type of building by the Department of Housing and Buildings but such requirements are noted on the plans submitted to the Board marked "Received March 13, 1953"; that, however, the contractor in installing the fire escapes complied with Section 53 of the Multiple Dwelling Law and was not aware of the reference to Section C19-67.0 as noted on the plans; and

WHEREAS, the applicant contends that compliance with Section C19-67.0 would create a hazardous condition, as the balcony would be only about 7 feet above the rear yard level, that the actual construction would bring the brackets within 5 ft. 8 in. or less above the rear yard level, thereby placing an obstruction in the way of clear walking area and the possibility of easy access to the apartments by burglars; that the first floor has direct access to the street over an open concrete porch and is close enough to the ground to permit emergency exit through a window; that in view of the fact the original appeal was only in regard to the rear yard depth and that usually new or altered buildings of this type are required to comply only with Section 53 of the Multiple Dwelling Law as to fire escapes, it is requested that the Board consider granting relief from compliance with Sec. C19-67.0 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent acting on amendment to Alt. Applic. 3803/52, Obj. 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

922-52-A—Vol. II

APPLICANT—Irving P. Marks, for Charles Aidikoff, owner.

MINUTES

SUBJECT—Appeal reopened December 8, 1953, for amendment of resolution—re appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—92 Bay 22nd street; north side, 100 ft. 2½ in. east of Benson avenue (Block 6372, Lot 90), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1953, on amendment as to Alt. Applic. 3802/52 reads:

"Fire escapes as shown on plan submitted Nov. 4, 1953, do not comply with Chapter 19, Sec. C19-67.0, same is a deviation from plan filed with resolution as adopted by Board of Standards and Appeals on April 7, 1953."

and

WHEREAS, the Board on April 7 1953, acting pursuant to Section 310 of the Multiple Dwelling Law, modified Objection 1 issued by the Borough Superintendent on December 9, 1952, on Alt. Applic. 3802/52 so as to permit the existing rear yard of the width as proposed in lieu of the required width, on condition that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that the application filed pursuant to Section 310 of the Multiple Dwelling Law was for a variation of the rear yard requirements since the rear yard did not comply with Section 172 of the Multiple Dwelling Law; that in all respects the plans originally filed were acceptable to the Borough Superintendent under normal circumstances if the rear yard question was not involved and the application would have been approved with fire escapes complying with Section 53 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Section C19-67.0 is not applied to this type of building by the Department of Housing and Buildings but such requirements are noted on the plans submitted to the Board marked "Received March 13 1953"; that, however, the contractor in installing the fire escapes complied with Section 53 of the Multiple Dwelling Law and was not aware of the reference to Section C19-67.0 as noted on the plans; and

WHEREAS, the applicant contends that compliance with Section C19-67.0 would create a hazardous condition as the balcony would be only about 7 feet above the rear yard level, that the actual construction would bring the brackets within 5 ft. 8 in. or less above the rear yard level, thereby placing an obstruction in the way of clear walking area and the possibility of easy access to the apartments by burglars; that the first floor has direct access to the street over an open concrete porch and is close enough to the ground to permit emergency exit through a window; that in view of the fact the original appeal was only in regard to the rear yard depth and that usually new or altered buildings of this type are required to comply only with Section 53 of the Multiple Dwelling Law as to fire escapes, it is requested that the Board consider granting relief from compliance with Section C19-67.0 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 3802/52 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

923-52-A—Vol. II

APPLICANT—Irving P. Marks, for Victor Segarich, owner.

SUBJECT—Appeal reopened December 8, 1953, for amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—100 Bay 22nd street, north side, 25 ft. 5⁄8 in. east of Benson avenue (Block 6372, Lot 94), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1953, on amendment as to Alt. Applic. 3804/52, reads:

"2. Fire escapes as shown on plan submitted Nov. 4, 1953, do not comply with Chapter 19, Sec. C19-67.0, same is a deviation from plan filed with resolution as adopted by Board of Standards and Appeals on April 7, 1953."

and

WHEREAS, the Board on April 7, 1953, acting pursuant to Section 310 of the Multiple Dwelling Law, modified Objection 1 issued by the Borough Superintendent on December 9, 1952, on Alt. Applic. 3804/52 so as to permit the existing rear yard of the width, as proposed in lieu of the required width, on condition that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that the application filed pursuant to Section 310 of the Multiple Dwelling Law was for a variation of the rear yard requirements since the rear yard did not comply with Section 172 of the Multiple Dwelling Law; that in all respects the plans originally filed were acceptable to the Borough Superintendent under normal circumstances if the rear yard question was not involved and the application would have been approved with fire escapes complying with Section 53 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Section C19-67.0 is not applied to this type of building by the Department of Housing and Buildings but such requirements are noted on the plans submitted to the Board marked "Received March 13, 1953"; that, however, the contractor in installing the fire escapes complied with Section 53 of the Multiple Dwelling Law and was not aware of the reference to Section C19-67.0 as noted on the plans; and

WHEREAS, the applicant contends that compliance with Section C19-67.0 would create a hazardous condition, as the balcony would be only about 7 feet above the rear yard level, that the actual construction would bring the brackets within 5 ft. 8 in. or less above the rear yard level, thereby placing an obstruction in the way of clear walking area and the possibility of easy access to the apartments by burglars; that the first floor has direct access to the street over an open concrete porch and is close enough to the ground to permit emergency exit through a window; that in view of the fact the original appeal was only in regard to the rear yard depth and that usually new or altered buildings of this type are required to comply only with Section 53 of the Multiple Dwelling Law as to fire escapes, it is requested that the Board consider granting relief from compliance with Sec. C19-67.0 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 3804/52, Obj. 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

516-53-A

APPLICANT—H. Hurwit, for Berkeley Properties Co., owner.

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SUBJECT—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—8 East 12th street, south side, 200 ft. east of Fifth avenue (Block 569, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1953, on amendment as to Alt. Applic. 528/53, reads:

"C5. Item 1 of V1239-52 indicates that a fire escape is being used on this factory building; therefore, provide a second legal means of egress since a fire escape is not acceptable under Sec. 271 of the L.L. on a building more than 5 stories high."

and

WHEREAS, the applicant states the building is 12 stories, 132 ft. in height, 25 ft. by 98 ft. 6 in. in area at street level, 25 ft. by 93 ft. in area at typical floor level, of fireproof construction, erected in 1908 on a lot 25 ft. front by 103 ft. 3 in. in depth, in a retail use, B area, Class 1½ height district; used and occupied as follows: Cellar—storage in connection with 1st floor store, and building utilities; 1st floor—store, 15 persons; 2nd to 12th floors inclusive—offices, salesrooms and manufacturing, 20 persons per floor. The building is provided with an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. wide interior steel stairs with cement treads, enclosed in terra cotta partitions plastered, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street; there is one fire escape at rear extending to roof by stair with egress from lowest termination through adjoining building; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #1239/52 was issued March 28, 1952, containing four items, one of which was for failure to provide a second legal means of egress from all floors in that a fire escape was not accepted as a legal means of egress from buildings over 5 stories in height; the balance of the violation has been complied with according to the records of the Borough Superintendent; and

WHEREAS, the applicant states that the building is provided with an interior steel stair, fireproof enclosed and a labor law fire escape at the rear leading to yard with egress through adjoining yard and basement of the building to the street; that the proposed number of occupants will be 20 persons per floor and the capacity of the exits is 38 persons per floor; that the building has a standpipe system fed from a 6,000 gallon tank with 3,500 gallons reserved for standpipe use; that this standpipe was installed in 1935 and other than this installation the building is in the same condition as when it was accepted by the Board on May 13, 1930 under Cal. No. 146-30-S; and

WHEREAS, the applicant contends that since the building is fireproof and only 25 ft. in width, since the existing stairs, elevator and toilet compartments take up a considerable portion of each floor in this narrow structure, it is felt that an additional stairway would further reduce the floor area and make it useless for practical business and create a hardship on the owner tantamount to confiscation; that in view of the adequate egress for the small area and small number of occupants, it is requested the appeal be granted to permit the existing conditions with the present use and occupancy; and

WHEREAS, on May 13, 1930, under Cal. No. 146-30-S the Board modified Item 1 of Order #70472 LD issued by the

Fire Commissioner, requiring safe and unobstructed egress from the lower termination of the rear fire escape and varied the requirements of the Labor Law, on condition that a free and unobstructed opening be maintained from the termination of the fire escape to open yard of adjoining property to the west with egress from said yard through plain glass openings direct to the street, and that the owner filed consent of adjoining owner for egress through said building, and that the building be not increased in height or area and that the use of premises remain substantially unchanged and that the occupancy not exceed the legal capacity of the interior stair.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirement of the Labor Law, as cited in a decision of the Borough Superintendent, as to amendment to Alt. Applic. 528/53, Objection C5, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the fire escape at the rear as a second means of exit, *on condition* that the occupancy of each floor shall not exceed that permitted for the primary means of exit; that the existing door on the 12th floor connecting this building with the adjoining building shall be closed with approved masonry and the doors removed; that all doors to the stairway of the primary means of exit and the elevators shall be made fireproof and self-closing and in accordance with the requirements therefor; that the fire escape shall have an exit through the adjoining premises as previously permitted under Cal. No. 146-30-S; that the building shall not be increased in height or area, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no inflammable materials maintained in the building; that a consent from the adjoining owner for the exit across his premises shall be filed with the Borough Superintendent.

14-54-A

APPLICANT—Lama, Proskauer and Prober, for 9608 Ditmas Avenue Corp., owner.

SUBJECT—Application January 8, 1954. Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1250 St. Johns Place and 256 Troy avenue, southwest corner (Block 1382, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for full vote of the Board; date to be set.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner Keating 2

Negative: Deputy Chief Connors 1

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the following resolution was offered for adoption:

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 4656/53, Objections 1 and 3, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the change of use of the 2nd story from a billiard room to light manufacturing as proposed and as indicated on plans filed with this appeal marked "Received January 8, 1954" (4 sheets), *on condition* that from such 2nd story the exits as thereon shown shall be maintained; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; and as to Objection 2, that the 2nd floor space proposed to be used for manufacturing shall be of the light type and shall be posted for the proposed floor load of 100 lbs. per sup. ft.; that such loading shall not be exceeded and further that the stair platform shall be so increased as to permit the occupancy of the primary means of exit as

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proposed for 50 persons; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

WHEREAS, upon motion to grant, two votes were recorded aye, one vote was recorded no and one member of the Board was recorded as being absent.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 2 P.M. at request of applicant.

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 2, 1954, at 2 P.M., at request of applicant.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P. M. for inspection and decision; hearing closed.

1241-25-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the addition of lubritorium and auto laundry on an existing gasoline service station.

PREMISES AFFECTED—5248-5258 (5262-5272 displayed) Kings highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 13, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1926, as thereafter *amended* by resolution adapted through January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the new decision of the Borough Superintendent, as to Alt. No. 3670/48, under date of January 4, 1954, and in view of the statement by the applicant that plans have been approved but no work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3670/48)

417-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of existing building of gasoline service station to include auto laundry and lubritorium.

PREMISES AFFECTED—1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 11, 1951 and January 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 20, 1927, as thereafter *amended* by resolutions adopted through January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the new decision of the Borough Superintendent, as to Alt. No. 242/49, and in view of the statement by the applicant that plans have been approved but no work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 242/49.)

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Halward Realty Corp., owner.

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SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 23, 1946, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution were approved on July 14, 1947; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 4, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as thereafter *amended* under Vol. II through November 4, 1953, by adding thereto the following:

"that the number of gasoline storage tanks may be increased by four 550 gallon tanks, making a total of sixteen such tanks; that such tanks shall be located as indicated on revised plan marked 'Received January 5, 1954' (1 sheet); and that in all other respects the resolutions above cited shall be complied with." (Alt. 3441/45, Misc. 2186/51)

181-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Kingsway Mansion, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the extension of existing building on 1st floor and basement, to be used as restaurant, catering, dance hall and meeting room in addition to extension of use in basement of existing building to permitted use of public dining room and catering on 1st floor.

PREMISES AFFECTED—1602-1608 Avenue P and 1601-1611 East 16th street, southeast corner (Block 6779, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 6, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, but no work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution; and that a new certificate of occupancy shall be obtained." (Alt. 945/52)

192-38-BZ

APPLICANT—Power and Hopkins, for Dorothy Mastangelo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, for a term of years, permitting in a business district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1679-1681 Jerome avenue, west side, 275 ft. north of Featherbed lane (Block 2861, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: John T. Power.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on May 24, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 25, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1938, as *amended* by resolutions adopted through January 25, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under section 7, subdivision for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein amended, the resolutions adopted as above cited shall be complied with; and that a new certificate of occupancy shall be obtained" (NB 2429/27).

833-41-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Rhoda King, owner.

SUBJECT—Application for consideration—Reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under 7h of the zoning resolution, permitting in a residence use district, the parking and storage of pleasure motor vehicles, for a term of years.

PREMISES AFFECTED—80 Beach 61st street, east side, 654.47 ft. south of Larkin avenue (Block 353, Lot 1), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, by adding thereto:

"that in lieu of the woven wire fence of the chain link type on the side of the lot facing the ocean and along a portion of the street front of 61st street and along the lot line to the east, parallel to the street line, there may be constructed a masonry retaining wall of the heights as shown and as proposed and as indicated on revised plan marked 'January 15, 1954' (2 sheets), *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 614/53)

567-48-BZ

APPLICANT—Ingram S. Carner, for Abraham Powell, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution,—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicles repair shop.

PREMISES AFFECTED—6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 11, 1949, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1949 and July 6, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 11, 1949, as thereafter *amended* by resolutions adopted through July 6, 1949, by adding thereto the following:

"that the number of gasoline storage tanks shall not exceed those now existing, except there may be one additional tank, making a total of four, as shown on revised plan marked 'Received January 5, 1954' (1 sheet); and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 1317/48)

948-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Boston Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the erection of a building, using more than the area permitted.

PREMISES AFFECTED—2156-2164 Tilden avenue, south side, 206 ft. 5½ in. east of Flatbush avenue (Block 5132, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on January 25, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 2, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1949, as thereafter *amended* by resolutions adopted through December 2, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1501/48; N.B. 1481/52.)

589-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles W. Bast, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i, 7A and 21 of the zoning resolution, permitting in a business and residence use D area district, the erection and maintenance of a building to be used for repairs and servicing of new and used cars, wheel alignment, brake testing, lubricatorium, parts department, office and sale of auto accessories; using more than area permitted, with entrances, signs and show windows more than the permitted distance from the intersection.

PREMISES AFFECTED—103-11 to 103-21 93rd street and 93-01 Rockaway boulevard, northeast corner (Block 9114, Lot 27), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1949, on certain conditions; and

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WHEREAS, time to obtain permits and complete the work was extended on December 27, 1950 and January 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, but no work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 3560/49)

154-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car-laundry, motor vehicle repair shop, accessory sales and office, and permitting the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5213-5219 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212 Avenue J (Block 7800, Lots 39-41, 42 and parts of Lots 34 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 10, 1951; and

WHEREAS, the applicant requested an amendment of the resolution and another extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, as thereafter *amended* by resolutions adopted through July 10, 1951, by adding thereto:

"to permit the additional bay as passed on by the Borough Superintendent under Alt. App. 4898/53, Objection 1, and as shown on revised plans showing existing and proposed conditions, marked 'Received January 5, 1954' (2 sheets) and to permit such extension *on condition* that in all other respects the resolutions above cited shall be complied with where not inconsistent with this *amended* resolution; and that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution (N.B. 1860/50 and Alt. 4898/53.

461-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Herman Bakerman, Owner (Fulton Automatic Laundry and Dry Cleaners, lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district the maintenance of an existing laundrette and dry cleaning establishment by the installation of a Mercury dry cleaning unit.

PREMISES AFFECTED—1365 Fulton street, north side, 60 ft. west of Marcy avenue (Block 1850, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and the work has been commenced, that all permits required shall be obtained including a certificate of occupancy and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 439/50.)

673-52-BZ

APPLICANT—Tobias Goldstone, for David Serota, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for tenants of 100 Remsen street.

PREMISES AFFECTED—231-245 Henry street and 2-4 Hunts alley, southeast corner (Block 254, Lots 21-25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone, Samuel S. Bisgyer and David Serota.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on February 17, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and all work has been completed and that the parking lot will be used only

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for the use of the tenants of the adjoining apartment house as set forth in the resolution above cited, that all work shall be completed and a certificate of occupancy obtained under the terms of the aforesaid resolution within three (3) months from the date of this *amended* resolution" (Alt. 1763/52).

802-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application for consideration—and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium and office.

PREMISES AFFECTED—5214-5224 Foster avenue, southwest corner of Kings highway (Block 7948, Lots 1 and 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, as being in substantial compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1953, only so far as it has reference to the term of the variation, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7f for a term of fifteen (15) years, to permit * * *; and to *approve* working drawings marked "Received December 22, 1953 (3 sheets), as complying substantially with the resolution adopted on March 10, 1953; and that in all other respects the resolution adopted on said date shall be complied with." (NB1266/52)

134-53-BZ

APPLICANT—Lama, Proskauer and Prober, for All American Cables and Radio Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the maintenance of existing telegraph cable station.

PREMISES AFFECTED—184 Oxford street, west side, 100 ft. north of Oriental boulevard (Block 7517, Lot 1413), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 353/53)

147-53-BZ

APPLICANT—Siegel and Green, for Frances Miller, Josephine L. Miscione, Robins and Randell, and Miller and Randell, owners (Chelsea Management Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 21 of the zoning resolution, permitting in a residence use, E area district, for a term of years, the erection and maintenance of an open air children's amusement center with miniature devices, and three class 4 accessory buildings, with the amusement devices nearer to the building line than is permitted and with illuminated advertising of proposed occupancy.

PREMISES AFFECTED—Block bounded by Bruckner boulevard and Pugsley avenue, southwest corner, and northwest corner of Houghton and Pugsley avenues (Block 3677, Lots 27, 30, 36, 43, 44 and 47), Borough of the Bronx.

APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is 75% completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 55/53 & Misc. 1478/53.)

328-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station to include gasoline service station, lubritorium, car wash (non-automatic), motor vehicle re-

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pairs, storage and sale of accessories and office, and permitting the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot.

PREMISES AFFECTED—3420-3430 East Tremont avenue and 2884-2888 Bruckner boulevard, southwest corner (Block 5531, Lot 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on October 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, as being in substantial compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals does amend the resolution adopted on October 14, 1953 and does hereby *approve* working drawings marked "Received December 10, 1953" (3 sheets), as being in substantial accord with the requirements of the resolution adopted on October 14, 1953, except that the building shall be faced on all sides with face brick or other equivalent masonry; that all existing buildings and uses shall be removed from the premises; that the premises shall be reconstructed and rearranged as shown on such working drawings; that the accessory building shall be of the design, arrangement and location as shown and in all other respects shall comply with the requirements of the Building Code; that there shall be no cellar under the accessory building; that the balance of the premises shall be paved with asphalt or concrete and retaining walls shall be constructed where necessary, as shown; that pumps shall be not nearer than 15 feet to the street building line; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that under section 7i there may be minor repairing with hand tools only for adjustments and maintained solely within the accessory building; that on the exterior lot lines to the south and west, where walls of adjoining buildings do not occur, there shall be constructed and maintained a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 feet 6 in.; that existing curb cuts may be continued widened as indicated on such working drawings with no part of any entrance nearer than 5 feet from a lot line as prolonged; that there shall be erected within the lot lines at the intersection a block of concrete extending for a distance of not less than 5 feet along either lot line and not less than 12 in. in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard near the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that such sign may have two leaves so as to be read from East Tremont avenue and also Bruckner boulevard, omitting the sign shown toward the west portion of the premises on Bruckner boulevard; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that in all other respects the resolution adopted by the Board on October 14, 1953, to which this is an *amendment*, shall be complied with.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed use of roof of building as a garage for more than 5 motor vehicles; previously granted on condition re erection and maintenance of garage for storage of more than 5 motor vehicles.

PREMISES AFFECTED—113-117 Chrystie street, west side, 100 ft. north of Grand street (Block 423, Lots 22, 23 and 24), Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marweil Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the gasoline service station, lubricatorium, auto repair shop, auto laundry (non automatic) and parking; previously denied.

PREMISES AFFECTED—1602-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Kleinert 1

952-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Brocon Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than 5 motor vehicles, and the display and sale of used cars on the unbuilt portion of the plot.

PREMISES AFFECTED—1952-1966 Broadway and 11-45 Conway street, southwest corner; 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on February 24, 1954, at 10 A. M. to consider amendment as to additional curb cut. Affected owners on Truxton Street to be notified of proposed hearing by regular mail.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

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Negative 0
Absent: Commissioner Kleinert 1

441-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles, for use as storage garage for motor vehicles, lubrication, minor auto repairs, car washing and office; extension of a structure beyond area permitted and provide rear yard at the curb level; previously withdrawn.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue (Block 6081, Lots 77, 78 and 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, Vol. I having been previously withdrawn without prejudice.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the business use in a residential use district and show windows within 75 ft. of a residential use district; previously granted on condition the erection and maintenance of a restaurant, with signs on face of building, and permitting the parking of patrons cars on unbuilt upon portion of plot with curb cuts, show windows and signs more than the permitted distance from the intersection.

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider additional objection.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

431-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Donohue Holding Corporation, owner (J. and L. Auto Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five-car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubri-

torium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard.

PREMISES AFFECTED—103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen Vol. II withdrawn by applicant, as no extension of time is necessary at this time.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

1464-39-GR

APPLICANT—Fred W. Gensch.

SUBJECT—Application for consideration—reopening and amendment of General Resolution—to include additional agency (Fred W. Gensch).

ACTION OF BOARD—Application reopened and resolution amended to include additional agency, namely the Inspection agency of Fred W. Gensch, Menasha, Wisconsin, in accordance with report of Committee dated January 15, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Report of Committee on Test.

Re: Cal. No. 1464-39-GR

January 15, 1954

Subject: Opening Protective Assemblies Inspection Agency Addition of the Inspection Agency of Fred W. Gensch.

Mr. Fred W. Gensch of the McMahon Engineering Co. of Menasha, Wisconsin, filed an application by letter, dated December 17, 1953, giving his qualifications as an Opening Protective Agency under the Board's Rules, and proposes that such work and inspection will be personally performed by him, mainly of such fireproof wood doors as would be manufactured by the Hardwood Products Corporation of Neenah, Wisconsin, whose products have been approved by the Board.

The Committee on Test has reviewed the qualifications and experience of this applicant, and on the basis of statements made by him, by the Hardwood Products Corporation, by the Wisconsin Professional Engineer—Reginald Waldo, and by the President of the Menasha Bank, and in view of Mr. Gensch holding an Engineer's License in the State of Wisconsin—E2221, it is recommended that Fred W. Gensch be approved as an Inspection Agency under the Rules of the Board for the Inspection of Opening Protective Assemblies—Cal. No. 1464-39-GR, and that such approval of him as an Inspection Agency remain in force until rescinded by the Board and on the understanding that all inspections shall be made personally by the applicant and that the requirements of the Rules of the Board for Inspection of Opening Protective Assemblies shall be complied with by him.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 18, 1939, as amended through October 7, 1952, to *approve* an additional opening protective assembly inspection agency in accordance with the report of the committee.

261-47-SM

APPLICANT—QRS Neon Corp., Chemical Division, owner.
SUBJECT—QRS Official No. 400 Interior Flameproofing Compound, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

217-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco Short Chimney Table Top Range No. 4165 (kerosene burner), approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

218-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco 3-Burner Short Chimney Stove Co. 4013 (kerosene burner), approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

219-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco 5-Burner Chimney Table Top Range No. 4105 (kerosene burner), approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

220-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco 3-Burner Straight Line Stove No. 903 (kerosene burner), approval of.
APPEARANCES—
For Applicant: Andrew N. Glass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0
Absent: Commissioner Kleinert 1

221-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco 5-Burner Open Front Console Range No. 4115 (kerosene burner), approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

222-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco Portable Kerosene Heater No. 4215, approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Kleinert 1

223-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco Circulating Kerosene Heater No. 4792, approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Kleinert 1

224-48-SA

APPLICANT—National Enameling & Stamping Co., owner.
SUBJECT—Nesco Circulating Kerosene Heater No. 4741, approval of.
APPEARANCES—
For Applicant: Andrew N. Grass, Jr.
ACTION OF BOARD—Application withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: 0
Absent: Commissioner Kleinert 1

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 15, 1953, as they appeared in Bulletin No. 51, Vol. 38, are hereby corrected to read as follows:

960-27-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Jercliff Operating Co., owner.
SUBJECT—Application, April 20, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c and 19A of the zoning resolu-

MINUTES

tion, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles, to manufacturing with a loading door nearer to intersection than is permitted and less than the required height.

PREMISES AFFECTED—1800 Boston road, northeast corner of Hoe avenue and 1809 Vyse avenue (Block 2991, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended, term of variance extended and time to complete the work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 5, 1953 subject to regular procedure, to consider new use; and

WHEREAS, a public hearing was held on this application on November 17, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to November 24, 1953 and then to December 15, 1953, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hoe avenue and Vyse avenue are in residence and business use, B area, class 1½ height districts; Boston road is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1953 acting on amendment to Alt. Applic. 269-53, reads:

"1. Manufacturing in a Residence Use Dist. is contrary to Sect. 3 of the Z. R.

4. Height of loading door less than 14' is contrary to Sect. 19A-h2 of the Z. R.

5. Location of loading door is within 50' of intersection Hoe Ave. and Boston Road which is contrary to Sect. 19A-h3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.34 ft. frontage by 205.59 ft. in depth, irregular, on which is located a building covering the entire lot, two stories in height, of class 1 construction, used as a garage; that it is proposed to use the existing building for manufacturing of aerals and other permitted types of manufacturing; and

WHEREAS, the applicant contends that the subject building together with the adjoining one to the north, 1816 Boston road, were erected in 1928 and the Board granted the use of these lots for improvement with public garages; that Boston road has the Interboro subway overhead and the property is opposite the two large garages of the Third avenue transit company; that there is a gas station to the north of the adjoining garage; that in 1946 the Board granted a variance to permit the adjoining northerly garage, No. 1816 Boston road, to be changed from garage to factory on the 2nd floor; that the owner of this building finds that the garage does not meet carrying costs and proposes to alter the entire two stories into a factory and warehouse with type of manufacturing as permitted in a business district (light metal work); that the area of manufacturing would be limited to 25% of each floor; that there will be no loading or delivery or entrances on Vyse avenue in the residential zone, only two emergency exit doors; that it is proposed to alter the building to make it conform with requirements of the labor law by installing necessary stair and exits as required; and

WHEREAS, the applicant contends as to objection 4 issued by the borough superintendent, regarding the height of the loading door, that the ceiling height is only 13 ft. clear and it is proposed to enlarge the door from 11 ft. by 11 ft. to 12 ft. by 12 ft., which is the largest height that can be obtained in the area; and

WHEREAS, the applicant contends as to objection 5 issued by the borough superintendent regarding the location of the loading door, that as Hoe avenue and Boston road intersect at an angle of about 155 degrees, they are practically one street and the door would in no way obstruct traffic on either street; and

WHEREAS, this building is part of a building granted as a garage in 1928 with a frontage on Boston road of 299.51 ft.; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1928, as amended by resolutions adopted through May 2, 1950, *under Vol. II*, by adding thereto:

"* * * that if the owners of the southerly section of the building desire to *change to* factory use as proposed with an occupancy of not over 25% of the *total* floor area of *each* floor, as indicated on plans filed with this application marked 'Received April 20, 1953' (7 sheets), as to the southerly portion of the premises, such changes may be made as proposed, *on condition* that the building shall not be increased in height or area; that the exits of the building shall be maintained as shown on such plans; and to permit the extension in height of the entrance door, as indicated on such plans, *but not less than eleven ft. in height, in lieu of the requirements of Section 19A (h-2 and h3), on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in all other respects the building shall comply with the resolutions above cited where not inconsistent with this amendment; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that this variance granted under Section 7e shall be for a term of ten (10) years from the date of this amended resolution; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a new certificate of occupancy shall be obtained."

* Correction: As indicated in the amended resolution, as printed in *italics*.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 15, 1953, as they appeared in Bulletin No. 51, Vol. 38, are hereby corrected to read as follows:

960-27-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Alfred Ambrogi and Jacqueline Garola, owners.

SUBJECT—Application, April 29, 1953, reopened June 2, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage for more than five motor vehicles in basement, and manufacturing on first floor—to printing plant and storage in basement and manufacturing on first floor.

PREMISES AFFECTED—1816 Boston road, east side, 109.88 ft. south of East 176th street and 1819 Vyse avenue (Block 2991, Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: Ingram S. Carner and Edward Sharf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended, term of variance extended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

Negative 0
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on June 2, 1953 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on November 17, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to November 24, 1953, and then to December 15, 1953, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Vyse avenue are in residence and business use, B area, class 1½ height districts; Boston road and East 176th street are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1953 acting on Alt. Applic. 877-51, reads:

"1. Proposed change in occupancy of the one story and basement building, located partly in a business use district and partly in a Residence Use District, from a Storage Garage for more than 5 motor vehicles in basement and manufacturing on first floor to a printing plant and storage in basement and manufacturing on the first floor, is contrary to Sec. 3, Zoning Resolution.

or

3. Obtain approval from Board of Standards and Appeals as to permissible area to be used for manufacturing.

Note: Calendar No. 960-27-BZ as amended June 26, 1946, Feb. 4th, 1947 and May 2nd, 1950."

and

WHEREAS, the applicant states that the premises consist of a plot, 206.22 ft. and 204.55 ft. frontage by 160.45 ft. in depth, irregular, on which is located a building covering entire plot, one story and basement, 26 ft. in height, of class 1 construction, presently used as a printing plant; that the prior use of the basement was a garage for more than five motor vehicles and storage as noted under certificate of occupancy No. 3215; that this application is made to legalize the above use in order to procure a new certificate of occupancy allowing thereby the entire basement floor to be used as a factory (printing plant and storage); and

WHEREAS, the applicant states that it is proposed to continue the existing use of the 1st floor, which use was permitted by resolution of the Board adopted February 4th, 1947

limiting the manufacturing area to not more than 50% of the floor area; and

WHEREAS, the applicant contends that in view of the fact that the legally permitted use in the basement, namely garage for more than five motor vehicles, is a con-conforming use in a business use district and that the proposed use of the basement floor for factory is a permitted use in a business district, and that this factory use is only prohibited in that part of the building which extends into the residential use district, and in view of the fact that the envelope of this existing fireproof building will not change whatsoever, it is requested that this application be granted; and

WHEREAS, this building is part of a building granted as a garage in 1928 with a frontage on Boston road of 299.51 ft.; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1928, as amended by resolutions adopted through May 2, 1950, under Vol. II by adding thereto:

"* * * that if the owners of the *northerly* section of the building desire to extend the factory use to the *entire portion of the building* as proposed with an occupancy of not over 25% of the floor area of *each* floor, as indicated on plans filed with this application marked 'Received April 29, 1953' 5 sheets, such changes may be made as proposed, on condition that the building shall not be increased in height or area; that the exits in both sections of the building shall be maintained as shown on such plans, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the resolution above cited where not inconsistent with this amendment; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that this variance, granted under Section 7, Subdivision e, shall be for a term of ten (10) years from the date of this amended resolution; that all permits shall be obtained and all work completed within the requirements of Sec. 22A and a certificate of occupancy shall be obtained."

* Correction—As indicated in the amended resolution as printed in italics.

BULLETIN

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No. 5

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

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Address all communications to the Chairman

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ing Dry Cleaning Establishments Pursuant to the Zon-
ing Resolution of the City of New York.

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 5, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Wilfred S. Stachenfeld, attorney for petitioner,
Laura Rosenberg, objecting owner, seeking a review of the Board's
determination on December 8, 1953, refusing to revoke the approval of
Alt. Application 2233-1953, by the Borough Superintendent, affecting
Premises 1762 East 14th Street, west side, 275 ft. north of Avenue R,
and 1749-1765 East 13th Street, east side, 260 ft. north of Avenue R,
Borough of Brooklyn, Cal. No. 652-53-A.

* * * * *

On January 8, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Irwin Pakula, attorney for Eva Cohen and
Clareve Corporation, objecting owners, seeking a review of the Board's
determination on December 15, 1953, granting a variance, under Section
7h of the Zoning Resolution, for a period of five years, permitting the
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and storage of motor vehicles; Cal. No. 352-53-BZ; Premises 402-434
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of Brooklyn.

* * * * *

On January 11, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Sydney S. Levine, attorney for Frances
Tannen, Morris Tannen and Nathan Tannenbaum, owners, seeking a
review of the Board's determination on December 8, 1953, denying
their application under Section 21 of the Zoning Resolution, to permit
in a residence use (G-1) area district the maintenance of existing
dwelling without the required rear yard, the required front yard set-
back and the required side yard, and also to permit stoop to encroach
on side yard, using more than the area permitted; Cal. No. 14-50-BZ,
Vol. II, Premises 80-63 208th Street, Flushing, Borough of Queens.

* * * * *

On January 18, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Walsh and Levine, attorneys for the Starvel
Realty Inc., owner, seeking a review of the Board's determination on
December 15, 1953, denying their application under Sections 7f and 7A
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erection and maintenance of a gasoline service station, lubritorium,
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than the permitted distance from the intersection; Cal. No. 56-53-BZ;
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west corner, and 3202-3208 Avenue W, Borough of Brooklyn.

* * * * *

On January 26, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Rubinton & Coleman, attorneys for The
Kissena Park Corporation, Dominick Mazza and Marie Colonna,
owners, seeking a review of the Board's denial of their application
under Sections 7e and 7h of the Zoning Resolution, to permit in a
residence use district the erection and maintenance of a gasoline service
station, lubritorium, car wash, motor vehicle repairs, storage and sale
of accessories, and to permit the parking and storage of motor vehicles;
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22-54-A—H.B.Q.—32-26 190th street, west side, 181.5 ft. north of Radnor road (Block 7278, Lot 15), Jamaica, Borough of Queens, N.B. 4-54.

23-54-BZ—H.B.Q.—139-27 Coolidge avenue, north side, 160 ft. west of 141st street (Block 6638, Lot 37), Jamaica, Borough of Queens, Alt. 2771-53.

24-54-A—H.B.Q.—139-27 Coolidge avenue, north side, 160 ft. west of 141st street (Block 6638, Lot 37), Jamaica, Borough of Queens, Alt. 2771-53.

25-54-BZ—H.B.M.—327-339 East 84th street, north side, 300 ft. west of 1st avenue (Block 1547, Lot 13), Borough of Manhattan, Alt. 672-52.

26-54-SA—Ruudiatior Gas-fired Boiler, Models 600, 800 and 1000, manufactured by Ruud Manufacturing Co., Appliance.

27-54-BZ—H.B.Q.—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens, Alt. 2555-53.

28-54-A—H.B.Q.—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens, Alt. 2555-53.

29-54-A—M&A—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn (under section 35, General City Law re construction of tank in bed of mapped street—Duck street), Application #44906-53.

30-54-A—F.D.—436-438 Water street, west side, 25 ft. 6 in. north of Market Slip (Block 249, Lot 46), Borough of Manhattan, Decision re Order No. 97327-C.

31-54-A—F.D.—483-495 Clermont avenue, east side, 204 ft. north of Atlantic avenue; 468-486 and 488-494 Vanderbilt avenue, west side, 168 ft. and 269 ft. north of Atlantic avenue (Block 2009, Lot 1); (Buildings 2, 3, 4 and 5), Borough of Brooklyn, Decision.

32-54-A—F.D.—528-538 Park avenue, north side, from Walworth to Sanford streets (Block 1736, Lot 1), Borough of Brooklyn, Decision re Order No. 34502-LF.

33-54-BZ—H.B.Q.—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens, N.B. 551-53.

34-54-A—H.B.Q.—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens, N.B. 551-53.

35-54-SM—Reliance Tru-Fit (range connector), Model 77, manufactured by Reliance Tubular Products Co., Material.

36-54-A—H.B.M.—254 West 78th street, south side, 116 ft. west of Broadway (Block 1169, Lot 58½), Borough of Manhattan, Alt. 804-53.

37-54-SA—Nordyke Service Elevator (for personnel and material), manufactured by Allis Chalmers Manufacturing Co., Appliance.

38-54-BZ—H.B.Q.—74-02 to 74-12 57th avenue and 57-01 to 57-19 74th street, southeast corner (Block 2813, Lot 43), Maspeth, Borough of Queens, Alt. 2418-53.

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41-54-SA—Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210, manufactured by Delta Heating Corp., Appliance.

42-54-SA—Delta Oil Fire Heater, Model UH-220, manufactured by Delta Heating Corp., Appliance.

43-54-SA—Esco Rotary Snap Switch, Model C-10462 (for fire alarm panels), manufactured by Electro-Switch Corp., Appliance.

44-54-BZ—H.B.B.—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn, N.B. 1448-53.

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166-48-BZ—Vol. II—H.B.Bx.—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx, Amendment to Alt. 1140-53.

257-48-SM—Hastings Alumtile (wall tile); (reopened re change of name), manufactured by Metal Tile Products, Inc., Material.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 29, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning January 29, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

823-53-A

APPLICANT—Astor Village Taxpayers, Inc., for adjoining owners.

OWNER OF PREMISES—Putter, Fine Building Corp.
SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.

PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.
SUBJECT—Application, September 19, 1953, reopened October 14, 1953 as Vol. III—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application, May 27, 1953, reopened June 9, 1953 as Vol. V—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the alteration and extension of existing stores.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application, May 19, 1953, reopened June 2, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced; and to permit the extension of existing building with fireproof roof supported on lally columns to display used cars; and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi—Executor of Estate—James Tassi (Express Service, Inc., lessee).

SUBJECT—Application October 16, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

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330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Ber-
man, owners.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sale and storage of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue northeast corner (Block 1807, Lots 1-7 inclusive), Borough of Brooklyn.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Rimola, Katherine Sergio and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot and the reconstruction of station to include lubricatorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts avenue, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

Laid over from January 5, 1954, to February 2, 1954, for inspection and decision; hearing closed.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision without further argument; then to February 2, 1954, for inspection and decision.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument; then to February 2, 1954, for further consideration and decision; no further argument.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

Laid over from January 26, 1954, to February 2, 1954, for applicant to file revised plans.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on con-

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dition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amendment of resolution, to reduce plot and other changes, Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f, and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

488-53-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.

SUBJECT—Application June 25, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard (Block 12381, Lot 29), Jamaica, Borough of Queens.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

CALENDAR

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc. Chemical Feeder (device to add chemicals to water).

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

588-53-A

APPLICANT—Lama, Proskauer and Prober, for Lawrence and Richard Zirinsky, owners.

SUBJECT—Application August 3, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5-17 East 102nd street, north side, 100 ft. east of 5th avenue (Block 1608, Lot 5), Borough of Manhattan.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

658-53-A

APPLICANT—Imre Chairman, for Consolidated Stamp Mfg. Co., Inc., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—44 Warren street, north side, 75 ft. 6 in. west of Church street (Block 136, Lot 6), Borough of Manhattan.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

739-53-A

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application October 9, 1953—re: Transportation, storage and sale of combustible mixture, known as Gulf P-A-C, in 4 oz. metal containers (containers not in conformity with Adm. Code requirements) in New York City.

HARRIS M. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

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SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; applicant to inform Board who the lessee is to be.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubricatorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sales-

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room and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots; then to February 9, 1954, for inspection and decision.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument; then to February 9, 1954, for inspection and decision.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed; then to January 19, 1954, for further consideration and decision; then to February 9, 1954, for inspection and decision and to permit two publications in the Bulletin, as legal notice, in view of the submission of amended Application blanks correcting the prior affidavit as to ownership of the premises.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

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616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon February 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

796-51-SM

APPLICANT—Trageser Copper Works Inc., owner-manufacturer.

SUBJECT—Copper Core Automatic Gas Water Heater, Models CWH30, CWH45, CWH60 and CWH80.

511-52-SA

APPLICANT—William R. Sundmeyer, for Norman Products Co., owner.

SUBJECT—Application July 8, 1952—Norman Three-Sixty Gas-fired Unit Heater, Model RHD-100A.

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786-53-SM

APPLICANT—Central D/Manufacturing Co., owner.
SUBJECT—Application November 5, 1953—Duro Gas Connectors, Models DRB, ARA and ARB.

408-53-SA

APPLICANT—Good Humor Corp., for Fred Hebel Corp., owner.
SUBJECT—Application May 19, 1953, F. H. C. Vending Machine, Model 2200 (for dispensing Ice Cream stick confections).

471-53-SA

APPLICANT—Columbia Appliance Corp., owner.
SUBJECT—Application June 11, 1953—Columbia Model G, Dry Cleaning Unit.

455-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.
SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model SSS.

577-53-SA

APPLICANT—American Gas Furnace Co.
SUBJECT—Application July 13, 1953—Ammonia Disassociator used with Atmosphere Tube or Muffled Furnace.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.
OWNER OF PREMISES—H. and T. Realty Corp.
SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.
PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).
SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.
PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).
SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

620-53-A

APPLICANT—James B. Anderson, Jr., for F. W. Woolworth Co., owner.
SUBJECT—Application August 11, 1953—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—2923 3rd avenue, west side, 60.77 ft. north of East 151st street (1st and 2nd floors); (Block 2374, Lot 51), Borough of The Bronx.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the Fire Commissioner.
PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.
SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.
SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.
PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.
SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing Wednesday morning, February 24, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.
SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

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PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

Laid over from January 19, 1954, to February 24, 1954, for inspection and decision; hearing closed.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

Laid over from January 19th, to February 24, 1954, for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board; then to February 24, 1954, for decision after further inspection.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

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SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

873-53-BZ

APPLICANT—Morris Lapidus, for Jewish Communal Center of Flatbush, owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a structure to be used as a community building, classrooms, gymnasium and offices, using more than the area permitted.

PREMISES AFFECTED—1312-1320 Avenue I, south side, 40 ft. west of East 14th street (Block 6706, Lot 7), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon February 24, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

314-53-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application April 22, 1953—General Electric Oil Furnace, Models LB15, LB20, LB30 and LB40.

809-53-SM

APPLICANT—Imre Chairman and Peter S. Gluck, for Bede Products, Inc., owner.

SUBJECT—Application November 6, 1953—Bede Airless Spray Painting System.

670-53-SA

APPLICANT—A. O. Smith Corp., owner.

SUBJECT—Application September 14, 1953—A. O. Smith Winter Air-Conditioner, Gas-fired, Models LS-100, LMS-100, LMD-100, HS-100, HMS-100 and HMD-100.

831-53-SA

APPLICANT—The Burcar Manufacturing Co., owner.

SUBJECT—Application November 2, 1953—Burcar Oil Burner, Model BK-3.

856-53-SA

APPLICANT—Combustion Engineering Inc., owner.

SUBJECT—Application November 24, 1953—CE Steam Atomizing Oil Burner, Type WR-T and WR-H.

666-50-SA

APPLICANT—Olson Filtration Engineers, Inc., owner-manufacturer.

SUBJECT—Application reopened December 15, 1953—re Olson Superflow Tubular Filter, Model 42-36-308 (liquid filter for solvents); (Re: Amendment to resolution to include additional sizes of filters and to permit the use of centrifugal pumps).

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi Imperia, owners).

SUBJECT—Application reopened January 5, 1954—re Imperia Brothers Concrete and Cinder Blocks, previously approved (Re: Amendment to resolution to include additional size of cinder block).

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 23, 1952—re Sterling Suspended Gas Fired Unit Heaters, Models 55S, 90S, 120S, 160S, and 200S; (Re: Amendment to resolution as to additional trade names).

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.

SUBJECT—Application reopened November 10, 1953—re York-Heat (oil fired), Warm Air Suspended Units, Models S1-115, S1-150 and S1-205 (warm air heating); (Re: Amendment of resolution to include additional model of York-Shipley Oil fired furnace, Model S 1 80).

647-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53, previously approved; (Re: Amendment to resolution as to additional trade name).

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened December 1, 1953—re Bryant Gas-Fired Unit Heater, previously approved; (Re: Amendment to resolution Bryant Gas Fired Unit Heaters to permit marketing under additional trade names).

283-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 54, previously approved; (Re: amendment to resolution as to additional trade name).

800-38-SA

APPLICANT—Delco Appliance Division, General Motors Corp., owner.

SUBJECT—Application reopened January 5, 1954—re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-O, DR-1, DRF, DF2 and DLM, previously approved; (Re: Amend-

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ment to resolution as to marketing under additional trade name).

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 52A, previously approved; (Re: Amendment of resolution as to additional trade name).

621-52-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application August 11, 1952—Milcor Metal Access Doors, Models L, K and M and Milcor Cleanout Doors.

25-52-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Gold Bond 2 in. Laminated Drywall Partition.

464-53-SA

APPLICANT—Blackburn-Smith Manufacturing Co., Inc., owner.
SUBJECT—Application June 10, 1953—Blackburn-Smith Pneumatic Cast Iron Ejector, 30, 50, 75, 100, 150, 200, 250 and 300 gallon sizes (sewerage ejector).

654-53-A

APPLICANT—Samuel Carr, for Coopersmith Brothers, owner.
SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-09 47th avenue, north side, from 43rd to 44th streets (Block 168, Lot 1), Sunnyside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 2, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed; applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

Laid over from January 26, 1953, to March 2, 1954, for inspection and decision; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

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625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street as cited in a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 12, 1954, were approved, as printed in the Bulletin of January 19, 1954, Vol. 39, No. 3.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

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PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street, and east side of Bronxwood avenue from East 228th to 229th streets (Block 4864, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum, Joseph Brycc, Ralph Maox, F. Hausner and J. Stuart Haft.

For Opposition: John Vaccarello, Laura D'Elia, E. Mas-safrai, Julian Brathwaite, Mrs. G. Russo, G. Kapgoli, O. Watson, Willey Williams, O. Gouner, Antononia Buiso, V. Bagoynetti, Antonina Florio, J. Kostecki, A. Jilipelli, Louis E. Corio and Joseph Trapaini.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: Joseph B. Cavallaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Sanders, B'd of Education.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A. M. at request of objector; applicant concurrent; pending negotiation as to sale of premises and acquisition of a gasoline station site to replace the present site.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot the erection and maintenance of a building to be used as stores and for loading and to permit the extension of parking in local retail use district for the parking of patrons cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 11159, Lot 28), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edw. Hoffman for Park Dept., M. J. Mallahan, Thomas A. Larkin, Adrian H. Richner, Walter J. Steiges and Mrs. Paul Steeger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed. Applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2nd, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee), and owner under contract.

SUBJECT—Application reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business) and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: David Cybul and Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for applicant to file revised plans.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Opposition: Anthony L. Parente.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Sanders, B'd of Education.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. for further consideration and decision; no further argument; hearing previously closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of ten years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Murray Eldridge, William F. Broderick, Joseph Urgo, Mrs. Anita Maione, Regina Carroll, Mrs. Elsie Pierrung, Dorothy Hildebrandt, Mrs. Katie Saxtoeph, Mrs. A. Camp, Margaret Esposito, Edward Murphy and Q. Quiati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application May 26, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic) motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district, than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani and William Jakubowski.

For Opposition: Karl Applbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Solomon H. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for decision after further inspection; hearing previously closed.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application August 18, 1953 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Huna Brin.

For Opposition: Max Epstein, Abram Shlefstein, S. L. Fopeano, Matilda Weidig, Henry L. Hansen, Harold A. Duryea and Sam Rubin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, John Dalisa and Courtney Fleet.

For Opposition: Helen C. Hertik, Mary D'Alessandro, Mrs. Santo Licostie, K. M. Hayes, I. Briese, Martha Tubb, Margaret Gleason Maguire, Emanuel Bezinoven, Olga Contratti and Alex Godner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: George J. Sole.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Taken off calendar. Notices not mailed by applicant to property owners in the affected area. New date of hearing to be set.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

APPEARANCES—

For Applicant: J. V. McKee and Ralph E. Leff.

For Opposition: Gerard Lachman, Philip N. Marcus, Edward Linhardt and Hilda E. Dwarkin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

467-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem for Perry Heidelberger, owner, George Garon, lessec.

SUBJECT—Application October 7, 1953 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the maintenance on first story, of motor vehicle repair shop (previously granted by the Board, for a garage use in basement, later for a motor vehicle repair shop on the 1st floor), and to permit a motor vehicle repair shop in cellar, in addition to garage for more than five motor vehicles.

PREMISES AFFECTED—5070 (5060-5076) Broadway, 501-507 West 215th street, northeast corner, and 500 West 216th street and 4036-4050 10th avenue (Block 2232, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Perry Heidelberger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and resolution of February 8, 1938 reaffirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 27, 1953 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business use, B area, class 1¼ height district; 10th avenue, West 215th street and West 216th streets are in business and unrestricted use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 2, 1953 acting on Alt. Applic. 1640-53, reads:

"1. A motor vehicle repair shop, located in a business use district, is contrary to Art II, Sect. 4(29), Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 207 ft. 1½ in., 43 ft. 3¾ in., 199 ft. 10 in. and 97 ft. 9⅛ in., irregular, on which is located a building 160 ft. 4 in. by 97 ft. 9⅛ in., one story, 12 ft. 6 in. in height, of class 3 construction, presently used as a garage in cellar and as an auto show room and motor vehicle repair shop on 1st floor; that it is proposed to continue the use of motor vehicle repair shop on 1st floor, for which a certificate of occupancy was never obtained, and to include motor vehicle repair shop in cellar; and

WHEREAS, the applicant contends that the present owner took possession on February 14, 1951 and based his occupancy on Cal. No. 467-37-BZ—Vol. I; that he was aware of the conditions of the resolution, knowing that the Broadway door could not be used as an entrance but was used solely for ventilation; that he was not aware of the portion of the resolution which stated that all permits, meaning the certificate of occupancy as part of all permits, must be obtained within one year of the resolution; that inasmuch as this was a 1937 resolution, the former owner failed to follow through and did not obtain the necessary certificate of occupancy; that these premises have been used continuously since 1937 for auto show room and repair shop by various automobile companies, among them the Nash company; that as a result of the violation the owner has lost the Nash company as a tenant and no other automobile company will sign any lease until a new resolution and certificate of occupancy can be produced; that as this site is strictly an automobile section, the owner is suffering a great loss in livelihood due to the entire first floor being vacant, except the bar and grill; that relative to the cellar occupancy, certificate of occupancy No. 17809 has been issued permitting a garage for more than 5 motor vehicles; that the garage has been in continuous operation since 1931 under this certificate of occupancy; that in 1945 the lessee rented the garage for more than 5 motor vehicles; that the Department of Housing and Buildings issued a letter in which they stated that there was no objection to conducting a motor vehicle repair shop and garage in the cellar, and based on this letter fire department permits were issued; that this cellar repair shop has an entrance only on the 10th avenue side where the old IRT Broadway subway is elevated, opposite the department of sanitation where garage, shops and incinerator are housed; that this repair shop cannot annoy any one in this location; that even though the letter permitting the cellar repair shop was issued in error by the Department of Housing and Buildings, the operator of this shop acted in good faith and paid his yearly fees for all necessary permits from the fire department; that under order No. 95218LC the fire department notified Triangle Motors that a non-storage garage was being conducted on the 1st floor portion, but this classification is wrong as this floor, under Cal. 467-37-BZ—Vol. I, permitted an auto showroom and sales and a repair shop at the 10th avenue front and the 216th street portion; that the entrance to the shop is on the 10th avenue front only, as called for in the resolution; that the Board is requested to reaffirm the resolution under Cal. No. 467-37-BZ, including a repair shop in the cellar, in order that a certificate of occupancy may be obtained and the business continued.

Resolved, that the Board of Standards and Appeals does hereby reaffirm the resolution adopted on February 8, 1938, under Vol. I, reading (Except for section of the zoning resolution):

"granted under section 7i, to permit a portion of the first floor to be used for minor repairs to motor vehicles, on condition that such repairs shall be made entirely with hand tools and that the entrance to this space shall be solely from Tenth avenue otherwise the space shall be arranged as shown on plans filed with this appeal; that this space so permitted for minor repairs shall be separated from the balance of the premises used as an automobile showroom, by terra cotta walls with not over two openings therein protected by fireproof self-closing doors to the sales space; that this variance shall continue only so long as the premises are under lease to and occupied

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by the Watson-McKenna Motor Co., Inc., for Ford cars or a similar agency restricted to cars owned by such agency or offered for sale, sold or traded in; that in all other respects other than as herein permitted, the requirements of the resolution adopted by the board under Cal. No. 441-26-BZ on September 21, 1926, as amended November 9, 1927, as to approval of plans, shall be complied with;"

and in addition, to permit under Section 7i, space as proposed in the cellar of the building to be used for additional repair work, including body work as proposed and as shown on plans filed with this application under Vol. II, marked "Received October 7, 1953" (3 sheets) and "January 20, 1954" (2 sheets), on condition that in all other respects the above resolution where not inconsistent with this amendment shall be complied with; that any paint spraying carried on in the cellar shall comply with the rules of the Board therefor; that such fire fighting appliances shall be maintained as the Fire Commissioner shall require; that proper ventilation shall be maintained in such space, in accordance with Section C26-267.0 of the Building Code as to such ventilation; that upon leasing the premises to an agency similar to that formerly occupying the premises, this board shall be notified as to the name and type of the agency and at such time revised plans shall be filed showing the space, equipment and means of ventilation proposed; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

63-42-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Newtal Corporation, owner (George D. Lambert, lessee).

SUBJECT—Application June 17, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the addition of the parking and storage of motor vehicles and the sale and display of used cars to existing gasoline service station and two car garage.

PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner (Block 714, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 7, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to January 26, 1954, for further consideration after applicant has submitted information to the Board as to how the garage was permitted on the premises; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, C area, class 1¼ height district; 40th street is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1953 acting on Alt. Applic. 795-53, reads:

"1. Proposed extension of use of premises in a business use zone presently used for gasoline service station and 2-car garage to be used for gasoline service station, 2 car garage, storage and parking lot for more than 5

motor vehicles, and display and sale of used cars is contrary to Article II, Sect. 4(a), subsection 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. 2 in. in depth, on which is located a gasoline service station and a garage for two cars; that the two gasoline tanks were installed under Fire Department permit 2257/24 approved October 31, 1924 and the two existing curb cuts on Fourth avenue and the two existing curb cuts on 40th street were made under Docket No. A-59345, approved April 8, 1925; that certificate of occupancy No. 34595, dated August 11, 1925 provides for an office for gasoline station; that it is proposed to permit the addition of parking and storage of motor vehicles and the sale and display of used cars; and

WHEREAS, the applicant contends that this application is made on behalf of the lessee under a long term lease with more than 10 years of an unexpired term and an option to renew for an additional 10 year period; that it is proposed to use a portion of the lot for storage and parking for more than 5 motor vehicles and the display and sale of used cars; that it was the lessee's intention to permanently reduce the size of the lot to be used for the non-conforming use (gas station) but a covenant in the lease requires that the lessee, at the termination of the lease, restore the premises without any limitation or change in the area allowed for the non-conforming use; that the owner did not authorize this application in any form other than for the new use to be in conjunction with the non-conforming use; that the proposed additional use is a conforming use in a business use district and this application is made to reduce the area of the lot used for the non-conforming use for a stated term of years; that more than ½ of the area now allowed to be used for the gas station, or an area approximately 59 ft. by 100 ft., will be used for the parking and storage of more than 5 motor vehicles and the display and sale of used cars; that the area is now levelled substantially to grade level and there is a wood bumper 3 ft. from the adjoining lot line; that there is presently existing a wooden fence along the rear lot line and a cyclone fence along the building line, separating that portion of the lot used as a gas station; that there will be no entrance to the parking lot from Fourth avenue so that no vehicular entrance or exit is on the same street between intersecting streets or within 200 ft. of an exit or entrance to a school, school playground, public park or public playground; and

WHEREAS, the existing gasoline station on the plot was not subject to an application to this Board when established in 1924 for the present lot 6; and

WHEREAS, under Vol. I, an application to reconstruct the gasoline station was withdrawn; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board, sales of cars unless indoors, is not a permitted use in a business use district, as claimed by the applicant; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and is hereby is granted under Section 7c, to permit the rear portion of the premises to be occupied substantially as proposed for the storage of more than five motor vehicles and for the sale of cars as indicated on plans filed with this application, marked "Received June 17, 1953" (2 sheets) and "November 18, 1953" (1 sheet) on condition that this portion of the premises shall be used for no other use under this variance and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that along the rear lot lines and the street line of 40th street there shall be erected, as proposed, a woven wire fence of the chain link type, not less than 5 ft.

MINUTES

6 in. in height, except where walls of existing buildings occur on adjoining lots; that proper bumpers shall be maintained as proposed to protect buildings and fences; that there shall be no openings in the fences on 40th street except one for entrance and egress with curb cut opposite not exceeding 15 ft. in width; that signs and lights shall comply with the requirements of the zoning resolution and all laws relative thereto; that such portable fire-fighting appliances shall be installed and maintained as the fire commissioner shall direct; that this resolution does not include approval of the subdivision of the lot into two lots, but the variance is limited to permitting the proposed additional uses on the premises as herein set forth; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7h, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue, and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant : Ingram S. Carner.

For Opposition : None.

For Administration : Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 8, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to December 22, 1953, for inspection and decision; then to January 5, 1954, for further consideration by the Board and decision; hearing closed; then to January 12, 1954, for applicant to discuss with owner as to withdrawal; then to January 26, 1954, for decision by full Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the and Flatlands avenue are in a business use, D area, class 1 height district; East 58th street is in restricted retail and business use, D area, class 1 height districts; East 59th street is in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1953 acting on N.B. Applic. 159-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, office, sales and storage of auto accessories, minor repairs, and parking of cars waiting to be serviced, located in a business use district is contrary to Art. II, Sec. 4a, subd. 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 246 ft. 25/8 in. frontage by 110 ft. 10 in. and 47 ft. 4 1/8 in. in depth, irregular, presently vacant; that it is proposed to erect a masonry accessory building of colonial design to be used in conjunction with the proposed gas station, this building to have a frontage of 75 ft. and a depth of 32 ft.; that this accessory building will house the office, storage and sales of auto accessories, lubritorium, minor repairs and car washing; that it is further proposed to install four pump islands consisting of two approved type gasoline dispensing pumps each, as well as ten approved type 550-gallon gasoline

storage tanks and one approved type 550-gallon refuse oil tank; that four curb cuts of 30 ft. each are proposed on Flatlands avenue, one 20 ft. curb cut on East 58th street and one 20 ft. curb cut on East 59th street; that along the irregular rear lot line it is proposed to erect a 4 ft. high brick and picket fence wall which will be continued along the East 58th street building line to a point in line with the face of the accessory building, thereby providing a proper buffer between the site in question and adjacent properties; that the entire site will be concrete or tarvia paved except where a 3 ft. wide landscaping strip, protected by a 6 in. by 6 in. concrete curbing, has been provided along the base of the fence wall; that the northwesterly portion of the site will provide parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that Flatlands avenue is a heavily trafficked thoroughfare; that in the immediate vicinity there is located a large city garbage disposal plant; that in block 7783, lot 43 there is a gas station which was granted by the Board under Cal. 895-49-BZ; that in block 7763, lot 80 there is an existing gas station and block 7979, lot 148 also contains a gas station; that the improvement of this plot with a gasoline service station will in no way adversely affect adjoining property owners; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application, marked "Received March 24, 1953," (3 sheets), on condition that before filing plans with the borough superintendent, complete working drawings shall be submitted to the Board for further consideration showing in detail the fences and the entire layout with pumps not nearer than 15 feet to the street building line; that such plans shall be filed within two months from the date of this resolution and after filing and approval of same, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66): (Basement, 1st and 7th floors), Borough of Manhattan.

APPEARANCES—

For Applicant : None.

For Administration : J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 2, 1954, at 10 A. M. There was no appearance on behalf of the applicant.

Adjourned: 3:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

MINUTES

7-52-A

APPLICANT—Jerclaydon, Inc., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner—re Packaging of combustible mixture known as “Glamorene” (Cleaner for floor covering) in glass containers of one gallon and one-half gallon capacity, in New York City (containers not in conformity with Administrative Code requirements), previously granted on condition.

APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 11, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 11, 1952, by omitting the clause reading:

“* * * that this variance shall continue only so long as the present restrictions as to obtaining steel for steel containers continues and for six (6) months thereafter.”

that otherwise the resolution adopted on March 11, 1952, be and it hereby is affirmed.

349-53-A

APPLICANT—Michael Marlo, for 228-232 West 42nd Street Realty Corp., owner (Huberts Museum, Inc., lessee).

SUBJECT—Application April 30, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert J. Marlo, Emanuel Safferstone, Michael Schaffer and Eugene Schaffer.

For Administration: John Herman, Jr. and George J. Gelgand, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #969 relating to Common Show Arcade License #258754, Order #974 relating to Common Show License #133727, and Order #971 relating to Amusement License #229660, all issued by the Fire Commissioner April 1, 1953, read as follows:

“The Department cannot recommend approval of your application for Common Show License for above premises unless the following items are complied with forthwith:

No. 133727—C. S. Amusement License

1. Violation.

Small arms cartridges stored and used in excess of quantity permitted.

Section C19-38.0.d.1 Administrative Code of the City of New York, reads as follows:

“No permit for the storage and sale of ammunition in excess of 200 rounds of small arms cartridges shall be issued for any premises which are occupied as * * * place of public assembly.”

You are hereby ordered to reduce the quantity of small arms cartridges for storage and use to 200 rounds.”

and

WHEREAS, the applicant states that building is six stories, 67 ft. 9 in. in height; 75 ft. by 98 ft. 9 in. in area, of class 3 construction, erected 1872, located on a lot 75 ft. by 98 ft. 9 in. in area, in a retail 1 use, B area, Class 2 height district, and used and occupied since 1945—cellar, museum, restaurant, storage and boiler room, 190 persons; 1st floor, restaurant, 127 persons; and museum, 210 persons; 2nd floor, offices, 30 persons; 3rd, 4th, 5th and 6th floors, use discontinued; no change in use or occupancy is now proposed in the building; that the building is provided with 3 interior stairs, of fireproof construction, 4 ft. and 5 ft. in width, enclosed in plaster partitions, equipped with self-closing doors; that stair halls lead direct to street and are provided with a ladder scuttle to roof; that in addition there is one fire escape on the front of the building; and

WHEREAS, the applicant states that the shooting gallery has been in use in the building since January, 1945, and the Fire Department has issued permits for same continuously until 1953, under Amusement License #229660, Common Show Arcade, License #258754, and Common Show Amusement License, #133727, which licenses permitted the storage of 25,000 rounds of 22 caliber ammunition; and

WHEREAS, the applicant states that there is maintained on the premises in the cellar three 2½ gal. chemical extinguishers and one water can nest of 6 pails and on the 1st floor there are three 2½ gal. chemical extinguishers and one water can nest of 6 pails and on the 2nd floor there is one 2½ gal. chemical extinguisher; and

WHEREAS, the applicant states that the shooting gallery is operated with nine 22-caliber rifles which are chained to the counter and 200 tubes of 8 shots each on the counter for immediate use; that the balance of 20,000 rounds are stored in a steel cabinet 4 ft. by 2 ft. by 3 ft. on the floor in back of the counter; that the rifles and unused ammunition are also stored in this steel cabinet which is locked after business hours; and

WHEREAS, the applicant contends that the gallery is protected on all sides, floor and ceiling, with steel plates as indicated on plans filed with this appeal and is under constant supervision of an attendant at all times during operating hours; that the lessee has invested considerable sums of money in this business having purchased the shooting gallery from F. W. Mangles Company of 2875 W. 8th street, Brooklyn, and therefore it is requested that this appeal be granted; and

WHEREAS, Certificate of Occupancy #31000 was issued June 8, 1945, upon completion of work under Alt. Applic. 1266/44 and describes the building as a non-fireproof public building and permits the following use and occupancy: cellar, museum, restaurant, kitchen, storage, boiler room, 190 persons; 1st floor, restaurant, 127 persons, and museum, 210 persons; 2nd floor, offices, 30 persons; and requires the 3rd floor, 5th and 6th floors to remain vacant.

Resolved, that the decision of the Fire Commissioner as to Order No. 969, 974 and 971, be and it hereby is modified and that the appeal be and it hereby is granted to permit the storage of not over 20,000 rounds of ammunition, as proposed, for use in connection with the shooting gallery located and maintained as indicated on plans filed with this appeal marked “Received April 30, 1953” (6 sheets), and “December 7, 1953” (3 sheets), on condition that such rounds of ammunition as are not actually required for immediate use in connection with the shooting gallery shall be stored in a steel cabinet within the immediate premises, of a type as approved by the Fire Commissioner, and that the premises shall be maintained to the satisfaction of the Fire Commissioner.

133-52-A

APPLICANT—V. Della Penna, for Peter Karklin, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—2339 West 12th street, east side, 320 ft. south of Avenue W (Block 7162, Lot 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: V. Della Penna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn by applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 18, 1952 as to Alt. 1119/51, reads:

"1. Fill material has no presumptive soil value, as in C26-377.0 of the Bldg. Code."

and

WHEREAS, the applicant stated that the building would probably be demolished; and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

355-53-A

APPLICANT—Hubert's Museum, Inc. lessee, for 228-232 West 42nd Street Realty Corp., owner.

SUBJECT—Application May 8, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—228-232 West 42nd street, south side, 350 ft. west of 7th avenue (Block 1013, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #968 relating to C. S. Arcade License #134347, and order #970, relating to Common Show Arcade #25874, both orders issued by the Fire Commissioner April 1, 1953, read as follows:

"An inspection of your premises shows that the following item requires attention and correction forthwith.

Rule 3 of the Refrigerating Rules and Instructions adopted by the Fire Commissioner pursuant to law, reads as follows:

That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 used for air conditioning are restricted to the indirect method except that the direct method may be employed in self-contained room cooling units employing not more than twenty pounds of F-11; F-12; F-22 or F-114; and that in other cases, the direct method may be used in parts of a building so specified in Section C19-98.0(b) for refrigerants other than non-irritant and non-flammable.

Upon inspection of your premises it was found that a direct refrigerating system containing more than 20 pounds of F12 Refrigerant is being maintained and operated for air conditioning purposes. This is a violation of the above Rule 3 of the Refrigerating Rules and Instructions adopted by the Fire Commissioner. The system shall be discontinued or reduce the refrigerant capacity. (TWO (2) ARMO AIR CONDITION UNITS F12—48# each; 1st Floor)."

and

WHEREAS, the applicant requested withdrawal of this appeal, to comply.

Resolved, that this appeal be and it hereby is *withdrawn*.

551-44-A—Vol. II

APPLICANT—Ailliam A. Lacerenza, for Ashwill Corp., owner (Union Parts Manufacturing Co., Inc., lessee).

SUBJECT—Application reopened December 20, 1949—re Appeal from an order and a decision of the borough superintendent.

PREMISES AFFECTED—123-135 Ashland place and 231-243 Willoughby street, northeast corner (2nd and 3rd floors); (Block 2071, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

41-52-A

APPLICANT—Louis B. Santangelo, for 212-218 West 57th Street Holding Corp., owner (57th Street South Corp., and Restaurant Beautemps, Inc., lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

616-52-A

APPLICANT—Queensboro Elks Building Corp., owner.

SUBJECT—Application July 23, 1952—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—82-10 Queens boulevard, south side, 113 ft. 7 $\frac{3}{8}$ in. east of Simonsen place (Block 2475, Lot 12), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

248-47-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Appeal reopened September 9, 1952, from a decision of the Borough Superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: David Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P. M. at request of applicant's representative (for consideration with Cal. 254-49-Vol. II).

MINUTES

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 2, 1954, at 2 P. M. for examination of revised plans and for report from Department of Hospitals as to revised plans (for consideration with Cal. 248-47-A—Vol. II).

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H and T Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

PREMISES AFFECTED—383 Douglas street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: William Roth.

For Owner: Harry A. Yarish.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P. M. at the request of the owner's representative, to file revised plan as to proper exits under Cal. 869-53-A.

532-53-A

APPLICANT—Leonard F. Rotlikrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over February 9, 1954, at request of applicant to file further revised plans to show proper and adequate means of exit from the basement other than what has already been shown.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Richard L. Sapiro.

ACTION OF BOARD—Laid over to February 2, 1954, at 2 P. M. at request of applicant's representative.

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton Street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert L. Beaird.

For Administration: J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P. M. for inspection and decision.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass street Realty Corp., owner (Dean Electronics Corp., lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: William Roth, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P. M. at the request of the applicant to file revised plan (for consideration with Cal. 855-52-A).

134-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for Rachel Kantrowitz and Louis Kantrowitz, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of part of an existing building from residence to business use (store) for a term of years.

PREMISES AFFECTED—871 East 175th street, north side, 57.1 ft. east of Mohegan avenue (Block 2958, Lot 65), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 21, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 21, 1941, under Vol. II, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

MINUTES

"granted under section 7, subdivision e, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Alt. Applic. 577/21)

306-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for North American Oil Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station; later granted to permit rebuilding and maintenance of demolished gasoline service station and inclusion of auto laundry, lubritorium, sale of accessories, office and motor vehicle repair shop with parking and storage of more than five motor vehicles on open portion of lot in rear of building.

PREMISES AFFECTED—454-464 Fenimore street and 633-641 New York avenue, southeast corner (Block 4815, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 17, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 31, 1950; and

WHEREAS, the resolution was amended on May 31, 1950 and July 8, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1950, as thereafter *amended* by resolutions adopted through July 8, 1952, by adding further thereto:

"* * * that in the event the owner desires to install four (4) additional 550 gallon storage tanks as indicated on plans filed with this request for amendment marked 'Received January 14, 1954' (1 sheet), and as passed upon by the Borough Superintendent under Misc. Applic. 4473/53, objection of December 16, 1953, such additional tanks may be permitted making a total of 14 such tanks." (N.B. 1253/48 and Misc. 4473/53)

373-33-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Daresec Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the demolition of existing building formerly used as stores, and permitting the erection and

maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—176-192 Kings highway and 1677-1683 West 12th street, southeast corner and 49-65 Quentin road (Block 6620, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings but that no work has been started, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. Applic. 1140/52)

438-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fannie Wolf, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7f and 7i of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop (hand tools only).

PREMISES AFFECTED—4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on December 18, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, under Vol. II, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that all plans for construction as to the resolution as *amended* under Vol. III, under date of December 18, 1951 and January 6, 1953, have been approved by the Borough Superintendent, but that no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Applic. 1626/51)

837-41-BZ

APPLICANT—Prebensam Realty corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—156 Beach 68th street, east side, 440 ft. south of Rockaway Beach boulevard (Block 360, Lot 29), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Sam Preffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, as thereafter *amended* by resolutions adopted through February 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended*, the resolution last cited above shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Misc. 7631/41 and 7059/47)

1070-41-BZ

APPLICANT—Aniello Russo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—3010-3012 Fulton street and 239-241 Linwood street, southeast corner (Block 3956, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerry Russo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened, term of variance extended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 24, 1942; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 18, 1952; and

WHEREAS, the term of variance was extended on March 18, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1942, as thereafter *amended* by resolutions adopted through March 18, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution to permit * * *; that other than as herein *amended*, the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained; that all work shall be completed and a new permit obtained within three (3) months from the date of this *amended* resolution." (B. N. 2838-41)

91-45-BZ

APPLICANT—Ingram S. Carner, for Herman Kaplan, owner. (Frank Broz, former owner).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubricatorium, auto laundry, brake testing and realigning (minor repairs) building.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 6901, Lots 42 and 45), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on September 25, 1945; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 11, 1951; and

WHEREAS, the resolution was amended on June 3, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 10, 1945, as there-
after *amended* by resolution adopted through June 3, 1952,
only so far as it has reference to additional 550 gallon gaso-
line tanks, so that as *amended* this portion of the resolution
shall read:

"* * * that in addition to the gasoline storage
tanks, as previously permitted by resolution adopted
June 3, 1952, there may be four (4) additional 550
gallon gasoline tanks making a total of twelve (12)
as indicated on plan marked 'Received January 22, 1954',
(1 sheet), and as passed upon by the Borough Super-
intendent under Misc. Applic. 1498/53, Objection of Dec.
21, 1953."

462-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate
of Katherine W. Kean, owner (N. Y. State Pharma-
ceutical Assoc., lessee).

SUBJECT—Application for consideration—reopening and
amendment of resolution,—re Application (decision of the
borough superintendent) previously granted on condition,
under section 7e of the zoning resolution, permitting in a
residence use district, the change in occupancy from resi-
dence to lecture rooms, library, offices and caretaker's
apartment.

PREMISES AFFECTED—117-119 East 69th street, north
side, 160 ft. west of Lexington avenue (Block 1404,
Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
October 30, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on October 30, 1951 by
adding thereto:

"* * * that in the event the owner desires to
occupy the pent house for a restroom for the officers
and the executive committee, as passed upon by the
Borough Superintendent under Alt. Applic. 1788/53,
as disapproved December 31, 1953, and as proposed and
as shown on revised plans marked 'Received January
8, 1954, (4 sheets), that such extension of use as
proposed may be permitted, *on condition* that in all
other respects the resolution above cited shall be com-
plied with." (Alt. 415/51 and Alt. 1788/53)

536-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Kings
County Iron Works, owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decision of
the borough superintendent) previously granted on condi-
tion, under section 7c of the zoning resolution, permitting
in a business use district the maintenance of an existing
storage warehouse (groceries), iron work shop (fabrica-
tion of steel and iron), open shed for crane runway for
steel, open storage of steel, and offices, and permitting
the erection and maintenance of a new crane runway and
steel fabrication building, and to use the open areas for
the loading and unloading, and storage of steel.

PREMISES AFFECTED—973-983 Rockaway avenue, east
side, 150 ft. south of Hegeman avenue; 552-592 Thatford
avenue and 1443-1445 Linden boulevard (Block 3636, Lots
9, 21, 23, 42 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF THE BOARD—Application reopened and
time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
February 3, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time
to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on February 3, 1953
only so far as it has reference to the time within which to
obtain permits and complete the work, so that as *amended*
this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work
completed within the requirements of Section 22A of
the Zoning Resolution from the date of this *amended*
resolution, and a new certificate of occupancy shall be
obtained." (Alt. Applic. 1244-52)

591-52-BZ

APPLICANT—Siegel and Green, for Broad Hill, Inc.,
owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decision of
the borough superintendent) previously granted on condi-
tion, under sections 7f and 7i of the zoning resolution,
permitting in a retail use district, the erection and mainte-
nance of a gasoline service station, oil selling station,
salesroom, lubritorium, auto washing, motor vehicle repairs
and office, for a term of years.

PREMISES AFFECTED—Southeast corner of East Tre-
mont avenue and White Plains road (Block 3952, Lot 8),
Borough of The Bronx.

APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time
to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
December 16, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time
to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on December 16, 1952,
only so far as it has reference to the time within which to
obtain permits and complete the work, so that as *amended*
this portion of the resolution shall read:

"* * * that in view of statement by applicant that work
is about three-quarters finished, that all permits shall
be obtained and all work completed and a certificate of
occupancy obtained within three (3) months from the
date of this *amended* resolution." (N.B. 874/52)

924-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Theodore Tannor,
owner.

MINUTES

SUBJECT—Application for consideration—reopening and approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), storage and sale of accessories; and permitting the parking of cars waiting to be serviced for a term of years.

PREMISES AFFECTED—4102-4114 Avenue H and 1677-1687 Albany avenue, southeast corner (Block 7745, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and approval of working drawings, as being in substantial compliance with the requirements of the resolution by the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 15, 1953, by adding thereto:

"* * * that working drawings marked 'Received December 30, 1953' (3 sheets), are hereby *approved* as in substantial compliance with the resolution adopted by the Board on December 15, 1953, *on condition* that all work shown on such working drawings as above referred to shall be complied with in all respects." (N.B. 1488/52)

84-53-BZ

APPLICANT—Felix Wasselle, for Madeline Sczmanski, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—164-07 to 164-09 122nd avenue, northwest corner of Smith street (Block 12379, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Felix Wasselle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, only so far as it has reference to fencing, so that as *amended* this portion of the resolution shall read:

"* * * that the fencing may be as shown on the plans hereinbefore referred in place of the fencing as specified in the resolution above cited." (Alt. 649-52)

150-53-BZ

APPLICANT—Lama, Proskauer and Prober, for The French Telegraph Cable Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the maintenance of existing telegraph cable station.

PREMISES AFFECTED—182 (180 displayed) Oxford street, west side, 120 ft. north of Oriental boulevard (Block 7517, Lot 1412), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been approved, that a new certificate of occupancy will be issued in three (3) weeks, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 354/53)

235-53-BZ

APPLICANT—Harry S. Kohl, for Godfrey Nurse Houses, Inc., owner (Lotus Bar and Grill, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district the addition to restaurant occupancy on 1st floor of cabaret, for a term of years.

PREMISES AFFECTED—454 Lenox avenue, east side, 49 ft. 11 in. south of West 133rd street (Block 1730, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry S. Kohl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work completed and a certificate of occupancy obtained

MINUTES

within six (6) months from the date of this *amended* resolution." (Alt. Applic. 1422/52)

14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin et al., owners (Werner Auto Service, lessee).

SUBJECT—Application for consideration—reopening and consider extension of uses—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed use of the premises for the purpose of automobile show room, non-storage garage for more than 5 cars, motor vehicle repair shop, mechanical heating and re-lining of brakes including body and fender repairs including spraying and use of oxygen and acetelyne; previously granted on condition change in occupancy of existing building to include motor vehicle repair shop.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles and retention of size of lot; previously granted on condition re the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal on the part of the premises where parking was previously permitted by a variance expiring June 19, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

825-53-BZ

APPLICANT—John F. Fitzsimons, for George W. McGuire, owner (The George W. McGuire Co., Inc., lessee).

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use G1 area district the alteration and extension of existing factory building without the required rear yard.

PREMISES AFFECTED—150-31 12th avenue, north side, 250 ft. east of 150th street (Block 4516, Lot 45), White-stone, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant. Applicant stated that the Planning Commission had increased the business zoning so as to include owner's premises and that no variance is now required.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.

SUBJECT—Application for consideration—reopening and report as to change of name—re Hastings Alumitile (Wall Tile), previously approved.

APPEARANCES—

For Applicant: Eugene H. Goodman.

ACTION OF BOARD—Application reopened for report as to amendment as to proposed change of name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

232-53-SA

APPLICANT—Duo-Therm Division of Motor Wheel Corp., owner.

SUBJECT—Application April 6, 1953—Duo-Therm Incinerators (gas-fired), Models 2200S, 2200M, 2200T, 2225THD, 2225R and 2250S, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JANUARY 29, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

823-53-A

APPLICANT—Astor Village Taxpayers Inc., for adjoining owners.

OWNER OF PREMISES—Putter, Fine Building Corp.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit.

PREMISES AFFECTED—Northwest corner of Pelham parkway North and Hering avenue (Block 4365, Lots 64, 66, 68, 69 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: R. C. F. Mautone, Zetta Parnes, Lee Adelman, Jean Gelman and Max Lasko.

For Owner: J. V. McKee and G. Lazerus.

MINUTES

ACTION OF BOARD—Appeal denied, refusing to revoke Permit #1981 issued by the Borough Superintendent.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1953 reads:

"In reply to your letter of October 6th demanding that I revoke the permit issued for the erection of a Multiple Dwelling at the above location, please be advised that inasmuch as the permit to build was issued prior to October 10, 1953, the effective date of change of zone of this plot, I am without authority to revoke the permit to build.

As I explained to you personally and also as was explained to you by Commissioner Bernard J. Gillroy, Section 22-B of the Zoning Resolution controls the effect of a zoning change after construction has been started.

If you feel that this interpretation is contrary to the provisions of Law, you may appeal my decision to the Board of Standards and Appeals within thirty (30) days."

and

WHEREAS, the applicant states the premises are located in a residence use, E-1 area district; and

WHEREAS, the applicant contends that on September 9, 1953, the City Planning Commission adopted and forwarded to the Board of Estimate an amendment to the area district map, changing from an E area to an E-1 area district the section within which the premises in question are located, and that as of October 10, 1953, this section was zoned as an E-1 area district; that on September 29, 1953, the Putter and Fine Building Corp. filed an application to permit the erection of a 6-story apartment building on subject site; that on October 5, 1953, the said building corporation started to excavate without a permit; that the permit was issued on October 5, 1953 at noon; that a concrete wall approximately 8 ft. high and 100 ft. long along the westerly side of premises was erected on October 6th, 7th and 8th without a plan or specification; that no other work has been done since the completion of the wall; that a survey shows the area to be comprised of lots 64, 66, 68, 69 and 70 in Block 4365; that as of November 7, 1953, the records of the Register of the County of The Bronx show the last owners of record to be as follows: Lot 64—Tedwal Holding Corp. and Lillie Zeisler; Lot 66—Miriam Goldfarb and William Zeisler; Lots 68 and 69—Jacob V. Zeisler and Max Sakow; Lot 70—W. E. D. Holding Corp. that it is evident that the applicants for the building permit were not owners of the land upon which the building was to be erected; that the applicants did not have vested rights at the time the permit was granted; that the applicants for the building permit tried to acquire rights under Section 22B of the Zoning Resolution through trickery and connivance; that N.B. application and Plan 1101/53 was filed for the erection of a one-car garage at 3520 De Lavall avenue, Block 5275, Lot 39 on September 29, 1953 and plans were approved and permit issued October 16, 1953; that N.B. App. & Plan 1103/53 was filed for a 6-story elevator apartment building September 29, 1953 and plans approved and permit issued October 5, 1953; that N.B. App. & Plan 1104/53 was for the erection of 1-family and basement dwelling filed September 30, 1953, approved and permit issued October 16, 1953; that the Borough Superintendent had full knowledge of the rezoning processes being effectuated for the area and with this knowledge advised and expedited the unmerited approval and issuance of the building permit, and it is therefore requested that the Board grant this appeal and revoke the approval of N.B. Application 1103/53 1953 and the permit to build issued thereon; and

WHEREAS, the following finding of the Board was read:

The Borough Superintendent refused on October 16, 1953, to revoke a permit issued October 5, 1953, against New Building Application 1103-53 for the erection of a six-story multiple dwelling.

The appeal to this Board to review his refusal is brought by Astor Village Taxpayers, Inc., in behalf of an owner, Charlotte Lasko, who owns the residence building on the adjoining lot #62 in the same block in which the proposed multiple dwelling is located, namely, Block 4365. The applicant claims that the Borough Superintendent "had full knowledge of the rezoning processes being effectuated for the area and with this knowledge, advised and expedited the unmerited approval and issuance of a permit No. N.B. 1103-53".

The premises involved are known as Lot 64 in Block 4365, irregular in shape, having a frontage on Pelham Parkway North of 200 feet, and on the west side of Hering Avenue—100 feet. On September 29, 1953, the Tax Commission assigned the number 64 to the plot, which formerly had consisted of five lots, numbered 64, 66, 68, 69 and 70. In the deeds to the present owner—Putter, Fine Building Corp., executed September 21, 1953, the plot is described as comprising "lot numbers 387, 388, 393 and 394 on a certain map entitled 'Map of 920 lots belonging to Louis Gold and Company, situated on Pelham Parkway North, Williamsbridge Road, Mace Avenue, Young Avenue and adjacent streets and avenues, County of The Bronx, New York City'". The deed records that this Map was filed in the office of the Register of Bronx County on November 20, 1923, as Map Number 747. A survey in possession, dated September 28, 1953, prepared by Douglas Knox and Stephen L. Garvin, Inc., City Surveyors, indicates that the plot under the Gold lot numbers or former Tax Department numbers coincide substantially with the dimensions of present Lot 64. There appears, however, to be no dispute as to the plot itself. Photostat copy of the deed filed with the Board on January 12, 1954, does not indicate that the deed has been recorded.

A change of zoning of an area on the north side of Pelham Parkway was under consideration by the Planning Commission from May—1953, when it was suggested by the owners in the area, to September—1953. Under C.P. 10105, public hearings were held on July 15th, August 12th and September 9, 1953, when the zoning change was adopted and filed with the Board of Estimate. On September 17, 1953, the change of zoning appeared on the Board of Estimate Calendar as #111, and it was placed on file. Under Section 200 of the Charter, the new zoning became effective October 10, 1953. In a letter to the Borough Superintendent, dated October 21, 1953, the Secretary of the City Planning Commission stated that the area change became effective October 13, 1953. The force of this area zoning change was to place the plot under consideration into an E-1 area, permitting single and two-family residence buildings only, whereas, the prior zoning as E also permitted multiple dwellings. The plot was and is in a residence use district. Adjacent area to the west of Laconia Avenue is zoned E.

On September 29, 1953, the architects for the owner, S. J. Kessler & Son, filed with the Borough Superintendent of the Bronx Department of Housing and Buildings, an application for the erection on the plot under consideration of a Class III six-story Class A Multiple Dwelling with accessory garage. With this application were filed "7 temporary sheets" of plans, one survey and Tax Department record, showing assigned lot No. 64. N.B. Application 1103-53 was assigned to this application.

The record indicated that plans were examined, area of building computed, zoning requirements checked for a residence use, E area and Class 1 height. Upon completion of this examination by the Plan Examiners of the Department of Housing and Buildings, cloth plans were filed on October 5th, 1953, and test boring data,

MINUTES

Workmen's Compensation requirements furnished and Permit to "perform the entire work" described on the plans was issued—No. 1981. This Permit appears to be the only permit, except Plumbing and Curb Cut, asked for or issued for any part of the work, such as excavation, on this Lot 64, as the Permit includes the "entire work". The record does not indicate what, if any, corrections were required by the Examiner as to the temporary plans on September 29th before requesting the usual cloth prints for approval. It does not appear that undue speed of examination occurred. All of the examination could have been done in a day's time, if the Examiner was not called to other duties.

The Department's records indicate that on October 22, 1953, Inspector Fitzpatrick, per J. J. H., reported "that the work described in the above entitled Application (1103-53) was begun on October 7, 1953". An affidavit, required by the Board, of the Supervising Inspector, dated January 18, 1954, stated that he visited the site for the purpose of examining the soil and found the excavation had been completed and the forms were in place for the footings and foundation wall of the west wall, and that when he visited the premises again on October 9, 1953, he found that the west wall was poured approximately 90 ft. long and 8 ft. high.

There appears to be no disagreement on the part of the applicant who says the wall was erected on October 6th, 7th and 8th after excavation was started on October 5th. He is incorrect in stating that the work was done without plan or specification, as the records clearly indicate approval of plans and issuance of a Permit for the entire work on October 5th.

The Board has to decide whether the work was lawfully started and vested rights acquired prior to the effective date of the E-1 area zoning on October 10th. The fact that no further work had been done is unimportant in view of the provisions of Section 22B of the Zoning Resolution that protect the owner and give him time to complete the building during five years, provided substantial work above the foundation is done during the first of the five years. The purpose of Section 22B is to prevent danger of cancellation of a permit issued prior to the change of zone where a lawful start has been made but where the building is not completed within the Code requirements.

Before considering the terms of Section 22B, the Board has to determine the question whether the building in question was "lawfully started", which has to be determined from the facts. The facts appear to be that in addition to financial commitments to the architect, sub-contractors, material men and others, actual work on the site as an integral part of the building, consisting of the westerly foundation wall to approximate grade, as well as the greater part of the required excavation, was completed in accordance with the approved working drawings and the permit issued prior to the effective date of the E-1 area zoning.

Following the court decisions in similar cases, among others—*Ortenberg v. Bales*, 250 N. Y. 598; *Rice v. Van Franken*, 255 N. Y. 541; *Hassel v. Murdock*, 285 N. Y. Supplement 54; *City of Little Falls v. Fisk*, 24 N. Y. Supplement (2) 460; *Ohlau v. Kleinert*, 201 N. Y. Supplement 83; *Tralow Realty Corp. v. Murdock*, 24 N. Y. Supplement (2) 561, *People v. Miller*, 304 N. Y. 105—the Board finds that Permit 1981 was lawfully issued by the authorized officer and that the owner has relied thereon and completed substantial work required as part of the building in accordance with the approved plans—N.B. 1103-53, and that the owner has acquired a vested right which the City has no right to revoke. The Board also finds that the Borough Superintendent has no choice or discretion as to issuance of a permit, but is duty bound to issue a permit at any time prior to the effective date of a change of zone if plans meet all requirements—*Reade* 58 N. Y. S. (2) 390; that thereafter his duty is to allow the work to continue if the facts square with the following, as recently stated by

the Court of Appeals in *People v. Miller*, cited above,—“only when work of a substantial character has been commenced prior to such amendment and enforcement would, therefore, cause serious loss to the owner, will the regulation be declared inoperative as affecting vested rights.”

It is suggested that the City Planning Commission consider a further amendment, if it can be constitutionally done, establishing a "twilight zone" during which permits should not be issued while zoning changes in an area are being considered. The Board believes that providing in the Zoning Resolution for completion of a building at a time which may not be consistent with the Building Code is a matter for the Council and not the Planning Commission.

Resolved, that the decision of the borough superintendent dated October 16, 1953, refusing to revoke Permit #1981, issued on N.B. 1103/53, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

Adjourned: 10:25 A. M.

JOSEPH J. DOYLE, *Chief Clerk*.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 15, 1953, as they appeared in Bulletin No. 51, Vol. 38, are hereby corrected to read as follows:

378-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Sempliner, owner.

Subject—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2863-2873 West 31st street, east side, 100 ft. north of Mermaid avenue (Block 7009, Lots 54, 56 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 2, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on January 10, 1950 and January 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (Alt. 969/47).

* Correction—Address of premises affected changed from 2867 West 31st street to 2863-2873 West 31st street.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing was held by the Board of Standards and Appeals on *Friday, March 12, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning, as defined in the Zoning Resolution is performed.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

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a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.

1.4. The term "existing" shall mean established before January 1, 1953.

1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.

1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.

3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.

3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.

3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.

3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, it shall require certification from the Department of Housing and Buildings of compliance with these rules.

3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.

3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

4.2.1. which is of wood frame construction;

4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;

4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;

4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.

5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.

5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.

5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

6.1. All dry cleaning establishments shall comply with the following:

6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.

6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.

6.1.3. Electric lighting shall be fitted with keyless sockets, and all switch and receptacles shall be placed at least four feet (4') above floor.

6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.

6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

of dry cleaning units, plus a reserve supply, equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time and the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINER

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

CONTENTS

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, February
2, 1954, Affecting Calendar Numbers 550-19-BZ—Vol.
II, 499-48-BZ—Vol. II, 718-49-BZ—Vol. II, 788-49-
BZ—Vol. II, 608-50-BZ, 878-52-BZ, 153-53-BZ, 154-53-
A, 295-53-BZ, 346-53-BZ, 445-53-BZ, 629-53-BZ, 633-53-
BZ, 635-53-BZ, 677-53-BZ, 1051-21-BZ—Vol. III,
1000-40-BZ—Vol. V, 254-45-BZ—Vol. III, 566-51-BZ,
743-52-BZ, 330-53-A, 157-53-BZ, 473-53-BZ, 488-53-BZ,
628-53-BZ, 634-53-BZ and 536-53-A.

Minutes of Regular Meeting, Tuesday Afternoon, Feb-
ruary 2, 1954, Affecting Calendar Numbers 324-51-A,
842-51-A, 588-53-A, 739-53-A, 798-53-A—Vol. II, 86-52-
A, 262-36-A—Vol. II, 458-51-A, 177-52-A, 213-52-A,
156-52-A, 254-49-A—Vol. II, 758-49-A—Vol. III, 310-
53-A, 563-53-A, 567-53-A, 614-53-A, 658-53-A, 661-53-A,
753-27-BZ—Vol. II, 838-28-BZ—Vol. II, 698-41-BZ,
1024-41-BZ, 204-48-BZ, 89-38-BZ—Vol. III, 249-47-BZ,
124-49-BZ—Vol. II, 673-49-BZ—Vol. II, 133-50-BZ—
Vol. II, 246-50-BZ—Vol. II, 936-53-SM—Vol. II, 937-
53-SM—Vol. II, 938-53-SM—Vol. II and 219-53-SA.

Correction Affecting Calendar Number 686-53-BZ.

Notice of a Public Hearing on the Proposed Rules cover-
ing Dry Cleaning Establishments Pursuant to the Zon-
ing Resolution of The City of New York.

CALENDAR

DOCKET

New Cases filed up to February 2, 1954

Cal. No. Dept. Premises Affected

46-54-A—H.B.Q.—84-24 115th street, west side, 70.25 ft. north of Babbage street (Block 9214, Lot 33), Richmond Hill, Borough of Queens, Alt. 2238-52.

47-54-BZ—H.B.Bx.—1500 Ericson place and 2813 Maitland avenue, northeast corner (Block 5383, Lots 1 and 62), Borough of The Bronx, Alt. 3-54.

48-54-A—H.B.Bx.—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx, Amendment to N.B. 1069-53.

49-54-BZ—H.B.Bx.—2019 Hobart avenue, southwest corner of East 194th street (Block 4240, Lot 30), Borough of The Bronx, N.B. 802-53.

50-54-BZ—H.B.B.—6621 18th avenue, east side, 20 ft. north of 67th street (Block 5561, Lot 2), Borough of Brooklyn, Alt. 4709-53.

51-54-BZ—H.B.Q.—70-01 to 70-09 65th street, southeast corner of Otto road (Block 3644, Lot 1), Glendale, Borough of Queens, Alt. 1418-53.

52-54-BZ—H.B.Q.—74-13 62nd street, east side, 125 ft. south of 74th avenue (Block 3595, Lot 15), Ridgewood, Borough of Queens, Alt. 1419-53.

53-54-A—H.B.B.—599-601 4th avenue, southeast corner of 17th street (2nd floor); (Block 631, Lot 10), Borough of Brooklyn, Alt. 2651-53.

54-54-A—H.B.M.—24 Maiden lane, southwest corner of Nassau street (2nd, 3rd and 4th floors); (Block 64, Lot 4), Borough of Manhattan, Amendment to Alt. 2189-53.

55-54-SA—"Fire Away" Fire Extinguishers, manufactured by Essex Products, Inc., Appliance.

56-54-SA—Hastings Heatwell Inshot Conversion Burner, Models MXI-150 and MXI-300, manufactured by Hastings Air Conditioning Co. Inc., Appliance.

57-54-SA—Hastings Heatwell Round Head Conversion Burner, Models MXO-10 and MXO-13, manufactured by Hastings Air Conditioning Co., Inc., Appliance.

58-54-SA—Hastings Heatwell Adjusto V Gas Burner, Models V-12, V-18, V-24, V-30, V-36 and V-54, manufactured by Hastings Air Conditioning Co., Inc., Appliance.

59-54-SA—Hastings Air Control Gas Unit Heater, Models F-75 and B-75; F-100 and B-100; F-150 and B-150; F-200 and B-200, manufactured by Hastings Air Conditioning Co., Inc., Appliance.

60-54-BZ—H.B.Bx.—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx, N.B. 1320-53.

61-54-A—H.B.Q.—96-21 69th avenue, west side, 19 ft. south of Groton street (1st floor); (Block 3200, Lot 33), Forest Hills, Borough of Queens, Revocation of Certificate of Occupancy #Q76789.

62-54-A—H.B.Bx.—3025 3rd avenue, west side, 51.40 ft. north of East 155th street (Block 2377, Lot 55), Borough of The Bronx, Amendment to Alt. 858-53.

63-54-A—H.B.Bx.—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street (2nd floor); (Block 4655, Lot 42), Borough of The Bronx, Amendment to Alt. 102-51.

64-54-A—F.D.—631 Fulton street, north side, 75 ft. east of Hudson avenue (**street floor**); (**Block 2094**, Lot 1), Borough of Brooklyn, Decision re Order No. 54712 LC.

65-54-SA—Sun Fuel-Master Automatic Gas Furnaces, Models GH-5065, GH-5100, GV-5065, GV5100, GV-5065C and GV-5100C, manufactured by J. V. Patten Company, Appliance.

66-54-SA—Sun Fuel-Master Automatic Oil Furnaces, Models LV-5065, OV-5075, OV-5100, OV-5065C, OV-5075C and OV-5100C, manufactured by J. V. Patten Co., Appliance.

67-54-SA—Sun Fuel-Master Automatic Oil Furnaces, Models OH-5065, OH-5080, OH-5100, OH-4100, OH-2135, OH-2165 and OH-2200, manufactured by J. V. Patten Co., Appliance.

68-54-BZ—H.B.Bx.—1518 Bantam place, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx, Amendment to Alt. 119-53.

69-54-A—F.D.—1-3 Broadway, west side, from Battery place to Greenwich street; 2 Battery place and 1-3 Greenwich street (basement); (Block 13, Lot 1), Borough of Manhattan, Decision re Order No. 97188 LC.

70-54-A—F.D.—44-14 Parsons boulevard, southwest corner of Franconia (45th) avenue (1st floor); (Block 5199, Lots 1, 21 and 19), Flushing, Borough of Queens, Decision re Order No. 53697 LC.

71-54-A—H.B.Q.—150-51 Bayside avenue, north side, 60.54 ft. west of Murray street (Block 4823, Lot 35), Flushing, Borough of Queens, N.B. 4997-53.

72-54-BZ—H.B.Q.—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard (Block 5198, Lot 39), Flushing, Borough of Queens, Alt. 2937-53.

73-54-BZ—H.B.B.—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn, N.B. 1426-53.

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74-54-BZ—H.B.B.—2427-2439 and 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn, N.B. 1416-53.

75-54-A—H.B.B.—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (mezzanine); (Block 3512, Lot 70), Borough of Brooklyn, Alt. 4469-53.

Restored to Docket

89-38-BZ—Vol. III—H.B.Q.—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner (Block 3449, Lot 6), Ridgewood, Borough of Queens, Alt. 2441-53.

249-47-BZ—H.B.M.—596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan, Alt. 1085-47.

124-49-BZ—Vol. II—H.B.Q.—137-80 Northern boulevard, southwest corner of Union street (Block 4977, Lot 52), Flushing, Borough of Queens, Alt. 2877-53.

673-49-BZ—Vol. II—H.B.Q.—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens, N.B. 4896-53.

133-50-BZ—Vol. II—H.B.Q.—73-35 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens, N.B. 4985-53.

798-53-A—Vol. II—H.B.Q.—107-17 178th street, east side, 152.48 ft. south of 107th avenue (Block 10336, Lot 12), Jamaica, Borough of Queens, N.B. 4070-53.

936-53-SM—Gold Bond gypsum perlite plaster basecoat over metal lath with acoustical plaster finish coat, as fire resistive suspended ceiling under cellular steel floor or structural steel, manufactured by National Gypsum Company, Material.

937-53-SM—Old Newark gypsum perlite plaster basecoat over metal lath with acoustical plaster finish coat, as fire resistive suspended ceiling under cellular steel floor or structural steel, manufactured by Newark Plaster Co., Material.

938-54-SM—Red Top gypsum perlite plaster basecoat over metal lath with acoustical plaster finish coat, as fire resistive suspended ceiling under cellular steel floor, manufactured by United States Gypsum Co., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

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Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar.	4, 1952—Vol. 37, No. 10A
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Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar.	18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
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Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Apr.	1, 1952—Vol. 37, No. 14A
Opening Protective Assemblies, Rules for Inspection of.....	Apr.	8, 1952—Vol. 37, No. 15A
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Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing Tuesday morning, February 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans.

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473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed.

164-53-BZ

APPLICANT—Noah N. Sherman, Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

353-53-BZ

APPLICANT—Reginald S. Hardy, U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; applicant to inform Board who the lessee is to be.

540-53-BZ

APPLICANT—Burke, Morrison and Green, for Long Island Tinsmith Supply Corp., and August C. Henke, owners.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under sections 7e, 7c, and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124), Richmond Hill, Borough of Queens.

Laid over from January 12th, to February 9, 1954, for inspection and decision; hearing closed.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953—(decision of the borough superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto showroom, lubricatorium, car wash, motor vehicle repairs, sales, and office; and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-98 197th street, northwest corner and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, salesroom and office; and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed.

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

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PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953, to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots; then to February 9, 1954, for inspection and decision.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.
SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

Hearing closed; laid over from December 22, 1953 to January 19, 1954, for inspection and decision without further argument; then to February 9, 1954, for inspection and decision.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

Laid over from December 22, 1953, to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed; then to January 19, 1954, for further consideration and decision; then to February 9, 1954, for inspection and decision and to permit two publications in the Bulletin, as legal notice, in view of the submission of amended Application blanks correcting the prior affidavit as to ownership of the premises.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application, April 15, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for venetian blinds to factory for the manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (Ninth avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue, (Block 5377, Lot 15), Flushing, Borough of Queens.

Laid over from January 19, 1954, to February 9, 1954, for inspection and decision; hearing closed.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

Laid over to February 9, 1954, for applicant to file copies of plans as previously approved under date of February 21, 1951.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry,

sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon February 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc. Chemical Feeder (device to add chemicals to water).

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796-51-SM

APPLICANT—Trageser Copper Works Inc., owner-manufacturer.
SUBJECT—Copper Core Automatic Gas Water Heater. Models CWH30, CWH45, CWH60 and CWH80.

511-52-SA

APPLICANT—William R. Sundmeyer, for Norman Products Co., owner.
SUBJECT—Application July 8, 1952—Norman Three-Sixty Gas-fired Unit Heater, Model RHD-100A.

786-53-SM

APPLICANT—Central D/Manufacturing Co., owner.
SUBJECT—Application November 5, 1953—Duro Gas Connectors, Models DRB, ARA and ARB.

408-53-SA

APPLICANT—Good Humor Corp., for Fred Hebel Corp., owner.
SUBJECT—Application May 19, 1953, F. H. C. Vending Machine, Model 2200 (for dispensing Ice Cream stick confections).

471-53-SA

APPLICANT—Columbia Appliance Corp., owner.
SUBJECT—Application June 11, 1953—Columbia Model G, Dry Cleaning Unit.

455-53-SA

APPLICANT—Manitowoc Engineering Corp., owner.
SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model SSS.

577-53-SA

APPLICANT—American Gas Furnace Co.
SUBJECT—Application July 13, 1953—Ammonia Disassociator used with Atmosphere Tube or Muffled Furnace.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.
OWNER OF PREMISES—H. and T. Realty Corp.
SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.
PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).
SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).
SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.
PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.
SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

658-53-A

APPLICANT—Imre Chairman, for Consolidated Stamp Mfg. Co., Inc., owner.
SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—44 Warren street, north side, 75 ft. 6 in. west of Church street (Block 136, Lot 6), Borough of Manhattan.

614-53-A

APPLICANT—Artco Chemical Corp., owner.
SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).
SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

620-53-A

APPLICANT—James B. Anderson, Jr., for F. W. Woolworth Co., owner.
SUBJECT—Application August 11, 1953—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—2923 3rd avenue, west side, 60.77 ft. north of East 151st street (1st and 2nd floors); (Block 2374, Lot 51), Borough of The Bronx.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the Fire Commissioner.
PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

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SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

716-53-A

APPLICANT—William J. Minogue, for R. George White and Avalon Foundation, owners.

SUBJECT—Application October 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—713 Park avenue, east side, 60 ft. 5 in. south of East 70th street (6th floor); (Block 1404, Lot 71), Borough of Manhattan.

807-53-A

APPLICANT—Reuben Rappaport, for James Douglas, owner.

SUBJECT—Application filed October 23, 1953—Pursuant to Section 310 of the Multiple Dwelling Law for a variation of the requirements of Section 172 of the Multiple Dwelling Law as to size of rear yard.

PREMISES AFFECTED—950 St. Nicholas avenue, east side, 31 ft. 7 in. south of West 158th street (Block 2108, Lot 9), Borough of Manhattan.

674-53-A

APPLICANT—Linco Realty Corp., owner.

SUBJECT—Application September 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131-133 West 28th street, north side, 400 ft. west of Avenue of the Americas (6th); (Block 804, Lot 18), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, February 24, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

Laid over from January 19, 1954, to February 24, 1954, for inspection and decision; hearing closed.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

Laid over from January 19th, to February 24, 1954, for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board; then to February 24, 1954, for decision after further inspection.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

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SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for further study by applicant.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for applicant to submit revised plans; hearing previously closed; premises have been inspected.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument; then to February 2, 1954, for further consideration and decision; no further argument; then to February 24, 1954, for full vote of the Board; hearing closed.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

Laid over from January 26, 1954, to February 2, 1954, for applicant to file revised plans; then to February 24, 1954, at request of applicant to file revised plans.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the

zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores). **PREMISES AFFECTED**—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

952-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Brocon Realty Corp., owner.

SUBJECT—Application reopened January 19, 1954, to consider amendment as to additional curb cut re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a business use district, the parking

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and storage of more than five motor vehicles, and the display and sale of used cars on the unbuilt portion of the plot.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

873-53-BZ

APPLICANT—Morris Lapidus, for Jewish Communal Center of Flatbush, owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a structure to be used as a community building, classrooms, gymnasium and offices, using more than the area permitted.

PREMISES AFFECTED—1312-1320 Avenue I, south side, 40 ft. west of East 14th street (Block 6706, Lot 7), Borough of Brooklyn.

735-53-BZ

APPLICANT—George J. Solem, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

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330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon February 24, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

314-53-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application April 22, 1953—General Electric Oil Furnace, Models LB15, LB20, LB30 and LB40.

809-53-SM

APPLICANT—Imre Chairman and Peter S. Gluck, for Bede Products, Inc., owner.

SUBJECT—Application November 6, 1953—Bede Airless Spray Painting System.

670-53-SA

APPLICANT—A. O. Smith Corp., owner.

SUBJECT—Application September 14, 1953—A. O. Smith Winter Air-Conditioner, Gas-fired, Models LS-100, LMS-100, LMD-100, HS-100, HMS-100 and HMD-100.

831-53-SA

APPLICANT—The Burcar Manufacturing Co., owner.

SUBJECT—Application November 2, 1953—Burcar Oil Burner, Model BK-3.

856-53-SA

APPLICANT—Combustion Engineering Inc., owner.

SUBJECT—Application November 24, 1953—CE Steam Atomizing Oil Burner, Type WR-T and WR-H.

666-50-SA

APPLICANT—Olson Filtration Engineers, Inc., owner-manufacturer.

SUBJECT—Application reopened December 15, 1953—re Olson Superflow Tubular Filter, Model 42-36-308 (liquid filter for solvents); (Re: Amendment to resolution to include additional sizes of filters and to permit the use of centrifugal pumps).

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi Imperia, owners).

SUBJECT—Application reopened January 5, 1954—re Imperia Brothers Concrete and Cinder Blocks, previously approved (Re: Amendment to resolution to include additional size of cinder block).

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 23, 1952—re Sterling Suspended Gas Fired Unit Heaters, Models 55S, 90S, 120S, 160S, and 200S; (Re: Amendment to resolution as to additional trade names).

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.

SUBJECT—Application reopened November 10, 1953—re York-Heat (oil fired), Warm Air Suspended Units, Models S1-115, S1-150 and S1-205 (warm air heating); (Re: Amendment of resolution to include additional model of York-Shipley Oil fired furnace, Model S 1 80).

647-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53, previously approved; (Re: Amendment to resolution as to additional trade name).

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened December 1, 1953—re Bryant Gas-Fired Unit Heater, previously approved; (Re: Amendment to resolution Bryant Gas Fired Unit Heaters to permit marketing under additional trade names).

283-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 54, previously approved; (Re: amendment to resolution as to additional trade name).

800-38-SA

APPLICANT—Delco Appliance Division, General Motors Corp., owner.

SUBJECT—Application reopened January 5, 1954—re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-O, DR-1, DRF, DF2 and DLM, previously approved; (Re: Amendment to resolution as to marketing under additional trade name).

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 52A, previously approved; (Re: Amendment of resolution as to additional trade name).

621-52-SM

APPLICANT—Inland Steel Products Co., owner.

SUBJECT—Application August 11, 1952—Milcor Metal Access Doors, Models L, K and M and Milcor Cleanout Doors.

25-52-SM

APPLICANT—National Gypsum Co., owner-manufacturer.

SUBJECT—Gold Bond 2 in. Laminated Drywall Partition.

464-53-SA

APPLICANT—Blackburn-Smith Manufacturing Co., Inc., owner.

SUBJECT—Application June 10, 1953—Blackburn-Smith Pneumatic Cast Iron Ejector, 30, 50, 75, 100, 150, 200, 250 and 300 gallon sizes (sewerage ejector).

654-53-A

APPLICANT—Samuel Carr, for Coopersmith Brothers, owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-09 47th avenue, north side, from 43rd to 44th streets (Block 168, Lot 1), Sunnyside, Borough of Queens.

CALENDAR

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 2, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed; applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

Laid over from January 26, 1953, to March 2, 1954, for inspection and decision; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

CALENDAR

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of

the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street as cited in a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 9, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MARCH 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 12, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

The minutes of the regular meetings of the Board on Tuesday morning and afternoon, January 19, 1954, were approved as printed in the Bulletin of January 26, 1954, Vol. 39, No. 4.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, for Seafarers Building Corp., owner.

SUBJECT—Application reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off the calendar for a new date for hearing. Notices not mailed to property owners in the affected area.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons', and employees' cars (no fee to be charged). PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: M. H. Yachnin and Jack Wallach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee), and owner under contract.

SUBJECT—Application reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business) and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. at request of applicant to file revised plans.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for full vote of the Board; hearing closed.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Blaser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 9, 1954, at 10 A. M. for further consideration.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, George W. Swiller and H. W. Judelson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Hyman E. Bass, M.D.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for inspection and decision; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Hyman E. Bass, M.D.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. in conjunction with Cal. 153-53-BZ.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr., and Emil Gutermann.

For Opposition: John J. Harrington, Mary Harrington, Lucille H. Harrington, Michael Ditostuano, John Shiden, Joseph Pagliaro and L. M. Wolbach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Hannibal F. Zumba, Leonard F. Rothkrug and Sol Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Elias Herzog, P. D. Concagh and Paul Pearl.

For Opposition: Melville E. Abrams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for applicant to submit revised plans; hearing previously closed; premises have been inspected.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for further study by applicant.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car-wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings highway (Block 7815, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher, Robert Stanton and Nicholas Carbonaro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmeri's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Salvatore Palmeri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Carl Marker.

For Opposition: Harry T. Conostas, Arthur Bambauer, Edward Goldstein, Norman H. Bunin and Sarah Mansky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

1051-21-BZ—Vol. III

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application September 19, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy and the reconstruction and alteration of garage for more than five motor vehicles and motor vehicle repair shop (previously granted by the Board), to gasoline service station, motor vehicle repair shop, lubritorium, auto laundry and office (previously denied by the Board), and to permit the parking of motor vehicles on unbuilt upon portion of plot (previously granted by the Board).

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony Nappi.

For Opposition: Abram Shlefstein and Milton Mitwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 14, 1953 subject to regular procedure, to consider amended proposal with new plans and new decision; and

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WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bay 19th street is in residence and business use, A area, class 1½ height districts; Cropsey avenue is in a business use, A area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 14, 1953 acting on Alt. Applic. 3219-53, reads:

"1. The proposed change in use of the premises from garage for more than five cars and motor vehicle repair shop to gasoline selling station, motor vehicle repair shop, lubritorium, auto laundry and parking of motor cars waiting for service and the reconstruction and structural alteration as proposed, partly within a residence and partly within a business use district is contrary to the Zoning Resolution Art. II, Sec. 3 and Sect. 4(a), subdiv. 29 and 46.

Note: These premises were the subject of action by the Board of Standards & Appeals under Cal. 1051-21-BZ and under Cal. 1051-21-BZ—Vol. II (Alt. 1548/51). The variance on the latter was not availed of by applicant."

and

WHEREAS, the applicant states that the premises consist of a plot, 111 ft. and 121 ft. frontage by 150 ft. in depth, irregular, on which is located a building 60 ft. front by 120 ft. 6 in. in depth, one story in height, of class 3 construction, presently used as a garage for more than five motor vehicles and motor vehicle repair shop, for which certificate of occupancy No. 17409-22 has been issued; that it is proposed to use the site as a gasoline service station, to continue the use of the motor vehicle repair shop and to continue the parking of motor vehicles; and

WHEREAS, the applicant contends that under this application, garage for more than 5 cars is omitted; that two present entrances on Bay 19th street will be bricked up and curb cuts in front of these doors will be eliminated and curbing restored; that Cropsey avenue and Bay 19th street facades will be constructed in colonial design in keeping with architecture of neighboring dwellings; that the plot has been reduced in depth, the rear portion having been sold; that on July 29, 1940 Bay 19th street was changed from business to residential use; that the premises are presently developed with a one-story, 15 ft. high masonry building of class 3 construction, having a frontage of 60 ft. on Cropsey avenue and a depth of 120 ft. 6 in.; that the building is now being used for public garage for more than 5 cars and motor vehicle repair shop; that the vacant portion of the plot on the Cropsey avenue side is presently used for parking of used and new cars for sale; that fire department permit 22661 is currently in effect to use the building; and

WHEREAS, the applicant further contends that the present garage building on the plot was constructed in 1922 with face brick facades in compliance with the resolution of the Board; that it is now proposed to rehabilitate the structure and improve the premises in general; that it is proposed to remove the front wall of the building at the Cropsey avenue side and rebuild this wall 40 ft. back of the building line, discontinue all ingress and egress of motor vehicles to building on Bay 19th street; construct woven wire fence on the interior lot lines to the south and east and along Bay 19th street from rear wall of building to rear lot line; landscape along the fences and along the building line of Bay 19th street; remove present 550-gallon gasoline tank and pump and install six 550-gallon gasoline storage tanks and six parkway type dispensing pumps; that block 6437, lots 1 and 4, the entire block front directly opposite the premises under appeal are improved with non-conforming uses (garage and gasoline selling station); block 6436, lot 1, the entire block front diagonally opposite the subject premises is improved with non-conforming use (garage and gasoline selling station); that the property adjoining on the east, lots 27 to 36 inclusive, have their

rear yards to the subject property and are separated from the premises by a narrow strip of land (lot 26) which extends from Cropsey avenue to the center of the block a depth of 363 ft.; that the building to the south (lot 1) is separated from the subject premises by an open space measuring 37 ft. 6 in.; that the structure as proposed will be in harmony with adjoining buildings and will occupy less area and bulk than a conforming use; that the occupied area will be 29% of the plot; that permission is requested to use photographs filed with Vol. II as no changes have taken place in the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee has given careful consideration to the previous resolution, which permitted parking only, and to the proposed extension for the proposed uses, but noted that the premises at the rear and side were however being used for parking, for which there presumably is no permit; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3219-53, be and it hereby is affirmed and that the application be and it hereby is denied.

1000-40-BZ—Vol. V

APPLICANT—Frank J. Ross, for Mero Holding Corporation, owner.

SUBJECT—Application May 27, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the alteration and extension of existing stores (previously denied by the Board and referred back to Board by Supreme Court and later granted for a term of years).

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Frank J. Ross.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on June 9, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 5, 1953 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Field place are in a residence use, B area, class 1¼ height district; Grand Concourse is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 15, 1953 acting on Alt. Applic. 314-53, reads:

"A-1. Proposed alteration to existing 10 rooms in basement now used for business in existing five-story and basement non-fireproof Class "A" multiple dwelling and located in a residence district, is contrary to the Resolution of the Board of Standards and Appeals—Resolution adopted January 18, 1949 and printed in Bulletin No. 4, Vol. 34, page 67."

and

WHEREAS, the applicant states the premises consist of a plot, 100 ft. frontage by 90 ft. in depth, on which is located

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a building 100 ft. by 81 ft., irregular, 5 stories, 61 ft. in height, of class 3 construction, used as a multiple dwelling (stores in basement and janitor's apartment); that it is proposed to remove all existing partitions of rooms in basement which front on Grand concourse and construct new store fronts for six new stores, with terra cotta partitions separating the interior; and

WHEREAS, the applicant contends that practically all of the property on both sides of Grand concourse, from East 183rd street to Fordham road, is improved with stores at street level; that assessed valuation of real estate on Grand concourse has been increased in recent years to such an extent as to make it economically unsound to use ground floors for residential occupancy at this site; that Grand concourse is probably one of the most heavily trafficked arteries in the borough of The Bronx; that the Board has previously granted zoning variances permitting retail stores in the neighborhood of the subject site; that the proposed alteration does not propose increasing the space already devoted to retail use to any other floor, but rather to rearrange this basement space so as to make it more attractive to patrons and to separate more definitely the commercial from the residential portion of the building; that new outside stairs will be constructed on Field place for tenants to enter into lobby on 1st floor, and new lavatories will be provided in each store; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted under date of January 17, 1947, under Vol. III, so that as amended this portion of the resolution shall read:

"* * * that in the event the owner desires to enlarge the portion previously permitted for business use under the resolution cited above, such extension of use may be permitted under Section 7, Subdivision e, for a term of fifteen (15) years, substantially as proposed and as indicated on plans filed with this application marked 'Received May 27, 1953,' 1 sheet, and 'November 12, 1953,' 9 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto for use when permitted in a local retail district; that such extension of business use shall not be further extended; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application May 19, 1953 (decision of the borough superintendent), under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office, and to permit the parking of cars waiting to be serviced, and to permit the extension of existing building with fireproof roof supported on lally columns, to display used cars (previously granted by the Board as a show room, motor vehicle repairs, using more than the area permitted, with an entrance more than 25 ft. from intersection and the installation of one 550 gallon gas tank and one dispensing pump within building); and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing buildings.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 DeFoe street (Block 12718, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Mrs. Howard Herbst, Mrs. V. J. Internicola and V. J. Internicola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 2, 1953 subject to regular procedure, to consider alteration and extension of use as a show room, motor vehicle repairs, using more than the area permitted, with an entrance more than 25 ft. from intersection and the installation of one 550 gallon gasoline tank and dispensing pump within the building; and

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ridgedale avenue and Pineville lane are in residence and local retail use, D and E-1 area and class ½ height districts; Merrick boulevard is in local retail and retail use, O area, class ½ height districts; DeFoe street is in a residence use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1953 acting on Alt. Applic. 919-53, reads:

"1. The proposed extension to present auto showroom, motor vehicle repair shop, storage of bulky parts and five new and used cars as granted by the Board of S. & A. under Cal. #254-45-BZ, Vol. #1 and Vol. #2 to include parking and storage of more than five new and used cars and display shed used in conjunction with auto showroom and a new gasoline service station, lubritorium, car washing, storage and sales of auto accessories and parking of cars waiting to be serviced, on a plot partially in a local retail zone and partially in a residence zone is contrary to Article 2, section 3 and 4C of the zone resolution and must be resubmitted to the Board of S. & A. for approval."

and

WHEREAS, the applicant states the premises consist of a plot, 333.11 ft. frontage by 140.14 ft. in depth, irregular, on which is located a one story, class 3 constructed building, 100 ft. 1½ in. by 99 ft. 11 in. and a one story extension 53 ft. 7 in. by 31 ft. 4 in., for which certificate of occupancy No. 48642-48 for auto showroom and motor vehicle repair shop, storage of bulky parts and five new and used cars, has been filed, and was granted by the Board; that it is proposed to utilize the area at the rear of the present agency for the parking and storage of more than five new and used cars in conjunction with the authorized Dodge-Plymouth agency; that this portion of land fronts both on DeFoe street and on Ridgedale avenue, but it is proposed to maintain access to this portion of the property only from Ridgedale avenue; that it is further proposed to erect an extension to the existing building approximately 20 ft. by 43 ft. in size, with a fireproof roof supported on lally columns to display used cars; that it is further proposed to erect a masonry accessory building extension of colonial design to house a lubritorium, car wash, storage and sales of auto accessories, and office, which will be used in conjunction with gasoline dispensing pumps; that it is further proposed to erect the accessory building, a minimum distance of 10 ft. back from the residential portion of the property and all the property to the rear of the proposed improvements will be landscaped; that it is further proposed to erect a brick fence wall to a total of 6 ft. in height abutting the 13 ft. high rear wall of the accessory building to act as a buffer for the residential

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portion; that along the westerly lot line of the property it is also intended to erect a masonry fence wall and retaining wall of similar design and height so as to properly screen off the parking area at the rear of the agency building; that it is proposed to maintain the present 6 ft. high woven wire fence along DeFoe street and the woven wire fence and gates facing Ridgedale avenue; that there will be no traffic or movement along DeFoe street and any movement along Ridgedale avenue will be only to the gates of the parking area; and

WHEREAS, the applicant contends that due to increased business and present merchandising methods this authorized agency finds it imperative to provide additional space for parking and storage of new and used cars at the rear of their premises; that in response to the continual demand for more efficient and complete service, it is proposed to include a gasoline service station, lubritorium and car washing in the proposed accessory building, which will be operated completely by the owners; that this use will meet a definite need at this point, as Merrick boulevard is a heavily trafficked thoroughfare; that these proposed improvements will in no way adversely affect this area and proper safeguards will be taken to screen off the residential portion; and

WHEREAS, the applicant states that the property at the present time is zoned as a class $\frac{1}{2}$ height district; that the portion of the property within 100 ft. of Merrick boulevard is in a local retail use, D area district and the remainder is in a residence use, D-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Merrick road was zoned as a business district and the remainder was in a residence district; that the present local retail designation became effective January 21, 1947; that as of July 25, 1916 the property was in a one times height district and the present height designation became effective June 30, 1952; that on July 25, 1916 the entire property was in a D area district; that on June 3, 1947 the portion more than 100 ft. from Merrick boulevard was changed to its present E-1 designation; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states the owner has held title to property since May 3, 1945 (old lot 1), May 8, 1952 (old lot 9) and March 19, 1953 (old lot 13) and further states the land is assessed for \$35,200 and the buildings for \$30,000, making a total of \$65,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions c, f and h, of the Zoning Resolution, to extend area and uses as proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 919-53, Obj. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amendment of resolution, to reduce plot and other changes, Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lania.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on March 11, 1952 this application was granted by the Board on certain conditions, under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the subject premises to be occupied as a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; and

WHEREAS, on April 7, 1953 the Board reopened the application and extended time to complete; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on January 5, 1954 and set for hearing on February 2, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 14, 1953 acting on N.B. Applic. 741-51, reads:

"3. Layout of bldg. does not agree with resolution of Bd. of St. & Appeals.

6. Resolution of Bd. of St. & Appeals calls for the demolishing of existing residences at rear."

and

WHEREAS, the applicant requests the following amendments to the resolution: to rearrange the accessory building on the plot and erect a 5 ft. 6 in. high brick wall to separate the existing dwelling from the gasoline station area; to allow the two 1-family dwellings to remain; to omit windows in the east wall and install skylight; parking and storage of motor vehicles to be maintained on the gasoline station area only and rearrange layout of building and omit the boiler room; change size of plot on Shell road from 156 ft. 8 in. to 162 ft. 11½ in., and to change the size of the most southerly lot line from 72 ft. to 76 ft. 10¼ in.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on March 11, 1952, by adding thereto:

"that in the event the owner desires to reduce a portion of the plot, lot 29, for the gasoline service station and supplementary uses therewith, as shown on plans marked 'Received December 21, 1953' (3 sheets), such reduction in area may be permitted, and the requirements of the resolution above cited need not be complied with as to the portion of the premises to the east of the now proposed gasoline service station area, on condition that the requirements of the resolution adopted as above cited shall be complied with where not inconsistent with these revised plans; that the arrangement now shown on revised plans marked 'Received December 21, 1953' may be substituted with the use thereon shown; that the heretofore required masonry brick wall shall be located where now shown on such revised plans, and in view of this, the wire fence heretofore required on the lot lines not now to be incorporated in the gasoline service station area need not be constructed and the residence buildings existing on such portion of the premises may continue; that the resolution as adopted April 7, 1953, extending the time to complete may be amended so as to require that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (NB 741/51)

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743-52-BZ

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, Executor of Estate, James Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application October 16, 1952 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use, the change in occupancy from garage to garage, general storage, shipping and baling.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bedford street are in a residence use, C area, class 1¼ height district; Downing street is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 16, 1952 acting on Alt. Applic. 924-52, reads:

"1. Proposed change of use from garage to garage, general storage, shipping, baling is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 29 ft. 7½ in. frontage by 90 ft. in depth, irregular, on which is located a building covering the entire lot, 3 stories, 45 ft. in height, of class 1 construction, for use as a public garage; that it is proposed to change the occupancy to cellar, general storage; 1st floor, garage for occupant's trucks, general storage, baling and shipping; 2nd floor, general storage, shipping and baling; 3rd floor, general storage, shipping and baling; and

WHEREAS, the applicant contends that this new use would be one permitted in a business district for which use this property was zoned until 1945; that it would be less harmful to the neighborhood, requiring less traffic to the building than the present public garage; that the only employees in the building would be those handling the stored materials and the two or three persons used to re-pack and re-crate some of the stored materials; that as this new use would exchange a highly restricted use for a less restricted use, it is requested that the Board grant this application; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of ten (10) years, to permit the occupancy of the building substantially as proposed and as indicated on plans filed with this application marked "Received October 16, 1952," 2 sheets, and "October 30, 1953," 6 sheets, *on condition* that the building shall not be increased in height or area, and in all other respects shall comply with the requirements of the Zoning Resolution for a similar building when erected

in a business district; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy, other than as may be modified under Cal. 330-53-A; that such fire fighting equipment shall be maintained in the building as the Fire Commissioner shall require; that the handling of stored material shall be restricted to repacking and recrating as proposed and not to rags, paper or other similar combustible materials; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for applicant to file letter of permission from adjoining owner to permit passage over his premises for rear exit.

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote street, south side, 6.40 ft. west of Prospect avenue (Block 3100, Lot 68), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision without further argument; then to February 2, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Grote street and Prospect avenue are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1953 Acting on Alt. Applic. 53-53, reads:

"1. In a residence district the parking and storage of motor vehicles is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.11 ft. frontage by 167.39 ft. in depth, on which is located a dwelling and a four car garage; that it is proposed to use the vacant portion of lot for the parking and storage of cars; and

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WHEREAS, the applicant contends that less than 50% of the plot will be occupied for parking and storage of motor vehicles and the balance is landscaped with trees, a lawn and hedges; that the owners reside in the three story frame dwelling on the plot, and they propose to park and store only private passenger cars, having no desire to commercialize the plot; that the site is about 3 ft. below the grade of Garden street and about the same below Grote street, except that it has a slope from Grote street; that it is proposed to maintain only the single entrance from Grote street, now now existing, with the existing curb cut, thus there will be no disturbance to neighbors on Garden street; that there are several large apartment houses on both Garden and Grote streets with tenants who own cars and at present clutter up the streets of the neighborhood for the want of parking facilities; that this is an unusually large plot of land with an assessed valuation of \$29,000, a burden not easy to carry; that at present there is no market for land no matter how well situated, as may be noted by the fact that adjoining lots Nos. 66, 72 and 74 are owned by the real estate bureau of the Board of Estimate; that these lots were taken over for lack of tax payments; that the site is assessed at \$29,000, of which \$4,000 is for buildings and \$25,000 for land and the tax for land is \$725; and

WHEREAS, the applicant states the owner has held title to site since June 22, 1923; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the premises, as proposed and as indicated on plans filed with this application marked "Received February 25, 1953," 2 sheets, and "November 13, 1953," 1 sheet, *on condition* that all buildings and uses proposed to be removed shall be removed and the premises shall be leveled substantially to the grade of Grote street, and where proposed for parking shall be surfaced with clean gravel or steam cinders and treated with a binder; that such parking shall be limited to the southerly portion of the lot as proposed and as shown on such plans; that on the interior and street building lines, where substantial fences do not already occur, there shall be erected new fences which may be of board, to a total height of not less than 5 ft. 6 in. where walls of adjoining building on the lot do not occur; that a similar fence shall be maintained along the street building line of Grote street, except for an entrance not over 11 ft. in width, with a curb cut opposite not over fifteen (15) ft. in width; that during the term of this variance the portion of the premises proposed to be used for parking shall be used for no other purpose and the requirements of all laws relating thereto shall be complied with other than as herein modified; that the entrance shall be solely from Grote street as shown; that no signs shall be erected on the premises as to the parking use, except there may be a sign erected at the entrance attached to the fence but not extending over the building line and not illuminated and not exceeding 15 sq. ft. in area, advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained in the adjacent garage building on the lot as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a certificate of occupancy shall be obtained.

473-53-BZ

APPLICANT—Herman B. Epstein, for Joseph Chirlin, owner.

SUBJECT—Application June 16, 1953—(decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district, the parking and storage of motor vehicles belonging to owner.

PREMISES AFFECTED—375 East 10th street, north side, 283 ft. west of Avenue C (Block 393, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman B. Epstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 10th street is in residence, local retail, business and unrestricted use, B area, class 1½ height districts; Avenue C is in local retail and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1953 acting on Alt. Applic. 676-53, reads:

"1. Parking space for 5 (or less) motor vehicles is not permitted in a residence use district as per Article 2, Section 3, paragraph 9 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 94 ft. 9½ in. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of the owner's motor vehicles used in the fuel oil business, whose place of business is in the same block at 349 East 10th street; and

WHEREAS, the applicant further states that the entire lot is presently located in a residential use, 1½ height and B area district; that the north side of East 10th street, although now shown on district maps as a residence use district had been shown on said maps up to November 29, 1945 as a business district, but by C. P. No. 3820 dated November 29, 1945 was changed to a residence use district; that the district maps further show that the immediate area affected is situated in the following six different use districts; north side of East 10th street to within 100 ft. of Avenue C, residence; south side of East 10th street to within 100 ft. of Avenue C, business; north side of East 10th street from Avenue C extending west 100 ft., local retail; north side of East 10th street from Avenue C extending east, manufacturing; south side of East 10th street from Avenue C extending west 100 ft., unrestricted; south side of East 10th street east of Avenue C, retail; and

WHEREAS, the applicant contends that the site is located in a densely developed old law tenement and business area with no public or private garages or parking facilities within the affected area, and only garage facilities for a very few cars in the entire neighborhood; that the owner of these premises who has had an existing business since 1943 at 349 East 10th street, block 393, lot 61, owned by same owner and on same side of street within block, has proposed the use of the premises as an accessory use to his existing business for the parking of five or less motor vehicles; that the vacant lot will be used solely for the parking of owner's five or less motor vehicles and there will be no repairs of any kind conducted on the premises nor storage of any gasoline except in the gas tanks of the cars; that there will be no openings in the walls along side or rear lot lines and there will be no signs erected; that the premises will be completely cleared of refuse, leveled and graded with cinders and stone; that the complete area will be fenced in and motor vehicles will

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be moved from site prior to 7:00 A.M. and returned after 6:00 P.M. daily, thereby being a safeguard to daily pedestrian traffic and in no way contributing to any daily traffic congestion; that it will further provide for the keeping of vehicles off the public streets; that one curb cut 10 ft. in width is requested; that variance is requested for a stated term of years with adequate protection and safeguard to a future change in character of the area; that the site is now in a residence use district previously a business use district and surrounded by six different use districts, thus surrounded by non-conforming use properties; that of the 47 lots immediately affected, six are residential use only; that the undesirability and character of the immediate neighborhood, size of lot and low rental area make it unsuitable for residential use and thus a tax burden on the owner; that it will remove a site susceptible to refuse and debris collections and will be replaced by a completely cleared and graded lot and will be an improvement to the area; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the Committee recommends that the application should be granted on condition for a temporary term; and

WHEREAS, it was found that the lot was already in use as proposed for storage of fuel oil trucks; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the occupancy of the premises, substantially as proposed, limited to trucks of the owner, and for no other use, as indicated on plans filed with this application marked "Received June 16, 1953", 2 sheets, *on condition* that suitable substantial fencing shall be maintained on all lot lines and the street line, with no openings therein except for an entrance at East 10th street not exceeding 10 ft. in width, which shall be fitted with gates and kept padlocked, except when owner's trucks are entering or leaving, and with a curb cut opposite not exceeding 15 ft. in width; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use; that there shall be no sign erected on the premises except a small sign not over 5 sq. ft. in area attached to the fence on the street line, stating the use of the premises and other information as may be required by the Commissioner of Licenses; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and a certificate of occupancy shall be obtained.

488-53-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.
SUBJECT—Application June 25, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard (Block 12381, Lot 29), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Harold Stubergh.

For Opposition: None.

For Administrator: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-	
ert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Smith street are in a residence use, F area, class 1 height district; Baisley boulevard is in residence and business use, F area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1953 acting on Alt. Applic. 1067-53, reads:

"1. The parking and storage of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 61.64 ft. frontage by 161.35 ft. in depth, irregular, presently vacant and used illegally for parking; that it is proposed to use the vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises under appeal is an irregular plot with a frontage of 61.64 ft. on Smith street, an average depth of 165 ft. and 140 ft. on the rear line; that the plot was changed on July 29, 1940 from residence D to residence F; that the owner purchased and took title to this lot on August 30, 1952 with the intention of linking it up with the parking lot, lots 6 and 8, approved by the Board under Cal. 972-48-BZ which was extended for several terms, the last one February 10, 1953, and certificate of occupancy No. Q-88061, expiring March 24, 1955 was issued by the Department of Housing and Buildings; that the additional lot will serve two purposes, namely, to provide additional, greatly needed parking space during the racing season and to provide two ways of getting out after the races, so that the cars can be diverted north on Smith street and help relieve the traffic jam on Baisley boulevard; that the land in this area is virtually farm land, without sidewalks in most cases, and is not likely to be developed for housing for many years, certainly not during the term of the variance; that only the new area should be considered for this application; that the fence between this parcel and lots 6 and 8 approved under Cal. 972-48-BZ will be maintained; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years, to permit the premises as indicated on plans marked "Received June 25, 1953" (2 sheets) to be occupied for the parking and storage of motor vehicles *on condition* that only motor vehicles of the pleasure car type shall be parked and such use shall be primarily for the storage of cars of persons attending the nearby race track; that the use of the plot as herein permitted may be in conjunction with the use permitted by the Board for lots 6 and 8 adjoining under Cal. 972-48-BZ, which is for a term expiring February 10, 1955; that the premises shall be maintained in a reasonably level condition and adequate fences maintained on the side and rear lot lines; that entrance to the premises may be from Baisley Boulevard with a curb cut not exceeding 12 feet in width; that there may be an entrance in the fence between this lot and lots 6 and 8 adjoining so that they may be operated together under the same ownership; that during the term of this variance the premises shall be occupied for no other uses; that a sign advertising the parking use may be exhibited near the entrance, provided the sign is not illuminated, does not exceed 15 sq. ft. in area and does not extend beyond the building line; that such sign shall advertise only the parking and storage use, the rates charged and such other information as may be required by the Com-

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missioner of Licenses; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that adequate aisles shall be maintained at all times for easy entrance and egress; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Berman, owners.

SUBJECT—Application August 26, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted, for a term of twenty years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue, northeast corner (Block 1807, Lots 1 to 7 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bedford avenue are in a business use, B area, class 1¼ height district; Gates avenue is in residence and business use, B area, class¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1953 acting on N.B. Applic. 480-53, reads:

"1. Proposed premises in a 'Business' use zone to be used for gasoline service station, lubritorium, minor auto repairs, car washing, office & sales, storage, parking and storage of motor vehicles, is contrary to Article II P. 4(a), subsections 29 & 46 of the Zoning Resolution.

2. In a transition from a business to a residence use zone, show window and entrance within 75'-0" of the Residence zone is in violation of Art. II P. 7-A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 85 ft. in depth, partly occupied by five 3-story frame and brick dwellings—balance vacant; that it is proposed to erect a modern gas station consisting of ten 550-gallon gas tanks, six pumps and a one-story, class 3 accessory building having a frontage of 62 ft. and a depth of 30 ft.; that the accessory building will contain the conjunctive uses of lubritorium, minor auto repairs, car washing, office and sales, and storage; that a portion of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Bedford avenue is one of the main auto lanes leading across Brooklyn; that there are no other gas stations in the affected area and therefore the proposed gas station is a desirable service

at this point; that there are more than sufficient stores in the area for public requirements; that the entire affected area, and especially the property along Bedford avenue, is in a run down and antiquated condition and the replacement of the present old buildings on the site with a modern development as proposed will do much towards improving the appearance of the community and also point the way for any future modernization that will eventually take place; that the land is high in assessed value and the present buildings on the site have no worth in their present condition; that it would be financially unfeasible to rehabilitate them in view of the surrounding conditions, which are the same; that it is mandatory that the present buildings be removed and the site redeveloped in the manner proposed as under the present set-up it would only be a question of time before the owner would have to abandon the property; that the proposed exit and entrance on Gates avenue is required for the efficient operation of the gas station and will still be 65 ft. from the end of the curb cut to the beginning of the residence zone; that the show window as proposed sets 53 ft. back of the Gates avenue building line and therefore cannot possibly affect Gates avenue; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and careful consideration has been given to the area and to the fact that the proposed new use will eliminate some non-fireproof buildings which are a fire menace; and the committee recommends that the application should be granted on condition for a term of years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision f, for a term of fifteen (15) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received August 26, 1953," 4 sheets, *on condition* that all buildings on the premises shall be removed, and the premises shall be developed substantially as indicated on such plans; that before filing completed plans with the Department of Housing and Buildings complete plans shall be filed with this Board for further consideration and for the imposition of conditions; that such plans shall be filed within two (2) months, and after approval, all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution thereafter.

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo, Rimola, Katherine Sergia and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application September 2, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the demolition of existing gasoline service station and used car lot, and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles, with a curb cut nearer residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts boulevard, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to February 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 101st avenue are in a business use, D area, class 1 height district; Lefferts boulevard is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1953 acting on N.B. Applic. 2506-53, reads:

"1. The demolition and reconstruction of a used car lot for more than 5 cars and gas station to a gasoline service station, minor auto repairs (hand tools only), car wash, lubritorium, utility room, store, parking and storage of motor vehicles in a business zone, is contrary to Article II, Sect. 4, Subsections (a)29, (a)46 of Zoning Resolution.

2. The proposed curb cut as indicated is contrary to Article II Sect. 7A of Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 103.11 ft. frontage by 93.34 ft. in depth, on which is located a gasoline service station and used car sales and display; that the original gas station originated from a fire department permit, plan No. 641-1923 issued June 4, 1923 for two 550 gallon gasoline tanks on a plot 103 ft. on 101st avenue by 83 ft. on Lefferts boulevard, and amended February 19, 1926 to install two additional 550 gallon tanks; that on December 19, 1927 fire department permit No. B-230370 was issued for an oil selling station and storage of gasoline with six 550 gallon tanks; that the department of housing and buildings records show plan N.B. 8696-25 approved July 17, 1925 for the relocation of the office building from the front of the lot to the rear of the lot, the lot size being given as 103 ft. on 101st avenue and 93 ft. on Lefferts Boulevard; that subsequent to all these permits, Alt. No. 1197-1950 was approved June 23, 1950 to add the use of sales and display of used cars in conjunction with the existing gas station and certificate of occupancy No. Q-65315 was issued July 26, 1950; that it is proposed to reconstruct the existing gas station by erecting a new, modern accessory building, one story in height of class 3 construction, having a frontage of 44 ft. and a depth of 27 ft. 8 in., containing the conjunctive uses of store, utility room, lubritorium, car washing and minor auto repairs; that there will be a total of ten 550 gallon gasoline tanks; that the existing frame building and open pits will be removed; and

WHEREAS, the applicant contends that the present gas station is a legal use and it is only requested that the station be rebuilt so that a more efficient service may be rendered; that this station has been in continuous use since 1923; that 101st avenue and Lefferts boulevard are main auto lanes leading across Queens; that the removal of the present frame structures and open grease pits will improve the appearance of the community; that the curb cuts as shown on Lefferts boulevard are required for efficient operation of the station and have been reduced in size from the present 90.25 ft. curb cut; that this curb cut as well as the present curb cuts on 101st avenue were installed under City contract in 1923 and 1924 and no permits were required; that in view of these facts and as all conditions proposed will improve existing legal conditions, it is requested that this application be granted; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee noted the existing conditions as to the present gasoline station, which it is proposed to rebuild, and the committee recommends that the application should be granted on condition to permit such reconstruction; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the reconstruction of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received September 2, 1953," 5 sheets, *on condition* that before proceeding with the work, that complete working drawings shall be filed with the Board for further consideration and for conditions; that such plans shall be filed before any further plans are filed with the Borough Superintendent; that such plans shall be filed within two (2) months; and after approval all work shall be completed within the requirements of Section 22A of the Zoning Resolution.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

APPEARANCES—

For Applicant: E. Ross Winckler.

For Administration: J. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 24, 1954, at 10 A. M. for applicant to file additional plans showing ventilation for 7th floor, etc.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

324-51-A

APPLICANT—Legrand Chemical Corp., lessee, for Bush Terminal Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that this variance shall be for a term of two (2) years from the date of this *amended* resolution * * *."
(Order #299112-LC; new Order #0179, dated Jan. 18, 1954; Folder 573131.)

842-51-A

APPLICANT—Tryst Holding Corp., owner.

SUBJECT—Appeal filed November 2, 1951 from an order of the fire commissioner.

PREMISES AFFECTED—434-442 East 166th street, south side, 196.23 ft. west of Washington avenue (rear); (Block 2387, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: Bernard J. Sheftman.

For Administration: Lieut. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution, reopened and restored to calendar and then denied.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE VOTE TO REOPEN AND RESTORE TO

CALENDAR—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating 3

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, Order #62131-LF issued by the Fire Commissioner August 16, 1951, reads:

"1. Install an adequate closed circuit electric interior fire alarm system or in lieu thereof comply with the following. 279-LL.

Provide an approved electric closed circuit low air alarm for dry valves of sprinkler system in accordance with the rules of the Board of Standards and Appeals, Chap. 26, Art. 16, 1366.0 Adm. Code & Chap. 19, 161.0 Adm. Code.

Provide a shell for the watermotor gong. Rules of Board of Standards & Appeals. Chap. 26, Art. 16, 1366.0 Adm. Code & Chap. 19, 161.0 Adm. Code."

and
WHEREAS, the decision of the Fire Commissioner, dated October 5, 1951, reads:

"In reply to your letter of September 26, 1951, you are advised that it is the opinion of this department that the Resolutions under Cal. No. 47-33-S of the Board of Standards and Appeals, granted on conditions, one of which was the installation of a sprinkler system, does not waive the requirements for a low air alarm on the dry valve.

This type of an alarm system is required by both the sprinkler Rules of the Board and the sprinkler Rules of Chapter 26 of the Administrative Code of the City of New York.

Therefore, unless the order in question is complied with there will be no alternative, although regrettable, but to forward this case for enforcement."

and
WHEREAS, the applicant states the building is 3 stories, 38 ft. in height, 111 ft. by 59 ft. in area, erected in 1924, Class 3 construction, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1933: 1st floor—

manufacturing quilting, 8 persons; 2nd floor—manufacturing woodwork, 8 persons; 3rd floor—manufacturing sport goods, 12 persons. No change in use or occupancy is now proposed. The building is equipped with a one-source sprinkler system throughout; there are two interior stairs, 4 ft. wide, of fire-proof construction at front (steel to 3rd floor & wood to roof) and of wood construction at the rear; stair enclosures are 6 in. terra cotta, cement plaster both sides and 12 in. brick and are equipped with kalamein, self-closing doors. Stairhalls lead direct to street and one stairs is provided with a bulkhead to roof; and

WHEREAS, Certificate of Occupancy #126 issued June 19, 1934, upon N.B. Applic. 1966/24 permits the following use and occupancy: 1st, 2nd and 3rd floors—factory, 35 persons each floor; and

WHEREAS, the applicant states that this appeal from the order of the Fire Commissioner is based on the fact the sprinkler system was installed and approved by the Board of Standards & Appeals under Cal. No. 47-33-S, at which time the complete matter of occupancy of the building and the satisfaction of all requirements was gone into and the owner was not required to install anything other than what the order called for; and

WHEREAS, the applicant contends that had there been a necessity for closed circuit waterflow low air sprinkler alarm, it would have been obliged to install it, but as the matter involved was the requirement of a certificate of occupancy and the use of the building as a factory building which covers all the necessary requirements, it is therefore maintained that the owner is not now required to install such an alarm system as the certificate of occupancy was approved and granted on the basis of action by the Board under Cal. No. 47-33-S and that this approval completely covered any and all requirements; and

WHEREAS, the applicant states that the Board is petitioned to relieve the owner from compliance with the order appealed on the basis the owner has fully complied with all requirements for occupancy of the premises as hereinabove described; and

WHEREAS, under Cal. No. 47-33-S the Board on November 21, 1933, granted a variation of the Labor Law, as cited in a decision of the Borough Superintendent, dated January 19, 1933, on N.B. App. 1966/24, so as to permit the use of the building as a factory with exits consisting of an interior steel stairway (wood from 3rd story to roof) enclosed in fire-resisting partitions with fireproof doors at openings and an interior wooden stairway at the south extending from 1st to 3rd story, enclosed in fire-resisting partitions at 1st and 2nd stories and open on the 3rd floor, equipped with fireproof doors at openings and an iron bridge on the 2nd and 3rd floors to warehouse at the south with no egress to the street from this warehouse; the occupancy then proposed was: 1st story—manufacturing sheet metal, 4 persons; 2nd story—manufacturing baby carriages, 8 persons; 3rd story—manufacturing mattresses, 5 persons, on condition among others that the building be equipped with an approved one-source sprinkler system and that the requirements of the Labor Law be complied with in all other respects; and

WHEREAS, the applicant appeared later in the hearing after the Board had voted for a dismissal of this appeal, as no one was present to represent the applicant; and

WHEREAS, the Board deemed that the order should be complied with in view of the increase in occupancy beyond that stated in Cal. 47-33-S.

Resolved, that the Order #62131-LF issued by the Fire Commissioner August 16, 1951, Objection 1, and the decision of the Fire Commissioner dated October 5, 1951, be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

588-53-A

APPLICANT—Lama, Proskauer and Prober, for Lawrence and Richard Zirinsky, owners.

SUBJECT—Application August 3, 1953—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—5-17 East 102nd street, north side, 100 ft. east of 5th avenue (Block 1608, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated July 13, 1953, repeating Order #95668C, reads:

"In reply to your letter of recent date, we herewith quote our Order #95668C:

"YOU ARE HEREBY ORDERED AND REQUIRED FORTH-
WITH TO:

1. Discontinue maintenance of a garage without a permit from this Department. C19-64.0, Administrative Code.

REASON: Premises no longer comply with Administrative Code. Section C19-65.0.3.0 prohibits the Commissioner from issuing a permit for a storage garage for any building where dry goods or other highly inflammable materials are manufactured or kept for sale.

Note: Pioneer Shoulder Pad Co. on 7th Floor."

and

WHEREAS, the applicant states the building is 8 stories in height, 200 ft. by 100 ft. 11 in. in area, erected 1929, located on a lot 200 ft. by 100 ft. 11 in. in area, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1953; cellar, storage; 1st floor, motor vehicle repair shop, garage for more than 5 motor vehicles, lubrication, car washing, storage and sales of auto accessories, sales and display of new and used cars and office—3 persons; 2nd floor, chauffeur's room and garage for more than 5 motor vehicles—2 persons; 3rd to 5th floors, storage garage for more than 5 motor vehicles—4 persons each floor; 6th floor, factory—90 persons; 7th floor, factory—150 persons (shoulder pads); 8th floor, factory—155 persons; that the building is equipped with a standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are two interior 3 ft. 8 in. wide steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors; and

WHEREAS, Certificate of Occupancy #40204 issued September 3, 1952 upon completion of work under Alt. Applic. 449/52 permits the following use and occupancy: cellar, storage; 1st floor, motor vehicle repair shop, garage for more than 5 motor vehicles, lubrication, car washing, storage and sales of auto accessories, sales and display of new and used cars and office—3 persons; 2nd floor, chauffeur's room and garage for more than five motor vehicles—2 persons; 3rd to 5th floors, inclusive, garage for more than five motor vehicles—2 persons each floor; 6th, 7th and 8th floors, factory, 90 persons on the 6th, 150 persons on the 7th and 155 persons on the 8th story; and

WHEREAS, the applicant states the building is 8 stories, fireproof, used as a garage and factory, originally erected under N. B. Applic. 649/27 and Certificate of Occupancy #15033 was issued March 5, 1939 for a garage for more than five motor vehicles; that the building was altered under Alt. Applic. 794/43 and Certificate of Occupancy #30925 was issued May 9, 1945 for warehouse and factory; that the building was again altered under Alt. 449/52 and Certificate of Occupancy #40204 was issued September 3, 1953 for storage garage for more than five motor vehicles, motor vehicle repair shop, lubrication, car washing, storage and sale of auto accessories, sales and display of new and used cars and office on the 1st, 2nd, 3rd, 4th and 5th floors and as a factory on the 6th, 7th and 8th floors; and

WHEREAS, the applicant states that it is now proposed to keep the storage garage use on the 1st to 5th floors and the factory use on the 6th, 7th and 8th floors; that the occupancy

on the 7th floor consists of the manufacturing of shoulder pads and the storage of cloth goods in bolts and bales not exceeding 10 tons; that this 7th floor use forms the basis of this appeal; and

WHEREAS, the applicant contends that the building is fireproof, all floors being of concrete slabs and is equipped with a complete standpipe system and fire alarm system; that a fireproof enclosed room with fireproof self-closing doors will be provided on the 7th floor for the storage of all combustible materials not actually being worked on; that this room will be provided with a sprinkler system connected to the domestic water supply; that all openings in the stair enclosure from 1st floor to roof are protected with fireproof self-closing doors and the freight elevator will have its existing peeley doors bolted shut on the 1st to 5th garage floors to prevent any possible hazard to the 7th floor; that the present ramp from the 6th floor to the garage occupancy on the 5th floor will have the present 3-hour test rolling door at the top of the ramp bolted closed; that the present ramp to the 7th floor will also have the existing 3 hour test rolling door bolted shut; that with the present concrete slab floor and ceiling enclosing the 7th floor and all other openings except fireproof self-closing door to stair halls sealed closed, the 7th floor will be completely isolated; that in addition it is proposed to install such portable fire extinguishing apparatus as the Fire Commissioner may request.

Resolved, that the decision of the Fire Commissioner dated July 13, 1953, acting on Order #95668-C, Objection 1. be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the factory use on the 6th, 7th and 8th floors and the continuation of the garage occupancy below such use as proposed and as indicated on plans filed with this appeal marked "Received August 3, 1953," (9 sheets), *on condition* that the connections between the 6th, 7th and 8th floors, and the balance of the building shall be shut off as proposed and to the satisfaction of the Fire Commissioner; that the standpipe system and fire alarm system shall be maintained in accordance with provisions therefor, and that where a room for the storage of combustible materials not actually being worked on is provided on the 7th floor such room shall have sprinkler leads connected to the domestic water supply, provided such supply is sufficient for the number of heads involved; that this variance shall continue only so long as the premises are maintained substantially as proposed and to the satisfaction of the Fire Commissioner; that such portable fire extinguishing appliances shall be maintained on the 6th, 7th and 8th floors as the Fire Commissioner shall direct; that in the event the occupancy as a garage is changed, this appeal shall be referred back to the Board for further review.

739-53-A

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application October 9, 1953—Re decision of the Fire Commissioner—Re: Transportation, storage and sale of combustible mixture, known as Gulf P-A-C, in 4 oz. metal containers (containers not in conformity with Adm. Code requirements) in New York City.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Lieut. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated September 9, 1953, reads:

"Your application for a Certificate of Approval for Gulf P-A-C must be denied for the reason that the containers are hermetically sealed.

MINUTES

C19-59 of the Administrative Code of the City of New York for inflammable mixtures and C19-62 for combustible mixtures require that each container shall be fitted with a tight fitting, replaceable top, cap or other device so made that the can or container shall be airtight when closed."

and

WHEREAS, the applicant states that Gulf P-A-C is a corrosion inhibitor consisting primarily of denatured alcohol used for fuel oil storage tanks and is designed to counteract the corrosive action promoted by moisture on the inside bottom areas of fuel oil storage tanks; and

WHEREAS, the applicant contends that inasmuch as the flashpoint is more than 100 deg. F. it is classified as a combustible mixture; that tests indicate that it has a flash point of 115 deg. F. open cup; and

WHEREAS, the applicant states that the product will be marketed only in 4 oz. metal containers hermetically sealed; that the contents of each can will be entirely emptied and will not be refilled; that the approved label can have a wording reading that the containers are to be entirely emptied upon use; and

WHEREAS, the applicant states that 24, 4 oz. cans will be packed to a carton; that the cartons will be regular slotted cartons of the corrugated type, 200 lb. test material and will have stitched or taped seams; that no partitions are used within the carton; that the cartons will be manufactured by the International Paper Company; that the cans are manufactured by the Crown Can Company and are their No. 202 x 214 type constructed of .50 electrolytic tin plate throughout and soldered; and

WHEREAS, the applicant states that the material is manufactured and placed in the cans outside of New York State and shipped into New York state in the cans proposed, packed in cartons, to be provided with non-replaceable caps.

Resolved, that the decision of the Fire Commissioner, dated September 9, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the individual cans with non-replaceable covers and packed for shipment as proposed, *on condition* that whenever a can is opened that the cans shall be discarded and not refilled; that the labeling on the can shall be satisfactory to the Fire Commissioner.

798-53-A—Vol. II

APPLICANT—Preload Construction Corp., for Jamaica Water Supply Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—107-17 178th street, east side, 152.48 ft. south of 107th avenue (Block 10336, Lot 12), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: E. S. Wallace, C. T. Zegers, Jr., H. M. Jaquiss and M. Fornerod.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider new decision, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

86-52-A

APPLICANT—Lama, Proskauer and Prober, for E.M.D. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of N.B. 282-51.

PREMISES AFFECTED—1370-1378 Ralph avenue, west side, 361 ft. 6½ in. south of Canarsie lane (Block 7932, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a letter from the Borough Superintendent dated January 21, 1952, reads:

"Please take notice that acting under the authority of Section C26-180.0 of the Administrative Code, I hereby revoke Application N.B. 282/51 and all permits and approvals issued in connection therewith on the grounds that the approval of the above application was obtained through misrepresentation of material fact, in that plans filed with said application indicated the building to have frontage on a street when, as a matter of fact, such street does not appear on the City Map or Plan.

The structure proposed to be erected under the above application is not legal in that it violates Article L, Section 1, (v) of the Zoning Resolution and Section 36 of the General City Law, as it does not have any frontage on a street on the official City Map or Plan."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*, without prejudice.

262-36-A—Vol. II

APPLICANT—Joseph A. Marck, for The Beechhurst Nursing Home, owner.

SUBJECT—Application reopened July 8, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 465.69 ft. northeast of 7th avenue (Block 4543, Lot 7), Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

458-51-A

APPLICANT—Manhattan House, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—200-210 Brighton 15th street, west side, 155.64 ft. south of Brighton Beach avenue (Block 7516, Lot 475); 1511-1521 Brightwater avenue, northeast corner of Brighton 15th street (Block 7516, Lots 410-420); 211 Brighton 15th street, northeast corner of Brightwater avenue (Bldgs. 1, 2 and 3); (Block 7516, Lots 410 and 420), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Beckerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

177-52-A

APPLICANT—Flair Plastics, lessee, for E. I. Realty Co.,
owner.

SUBJECT—Appeal from a decision re an order of the fire
commissioner.

PREMISES AFFECTED—15-17 West 18th street, north
side, 285 ft. west of 5th avenue (10th floor); (Block 820,
Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome Levy.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

213-52-A

APPLICANT—Morris Goldman, for Carrille Specialties,
Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner,
re Packaging and sale of inflammable mixture known as
"Run-R-Stop" in New York City (labels not in accordance
with Administrative Code requirements).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

156-52-A

APPLICANT—Bulova Watch Co., lessee, for Richey,
Browne and Donald, Inc., owners.

SUBJECT—Appeal from a decision of the fire commis-
sioner.

PREMISES AFFECTED—52-03 Flushing avenue, north
side, 310 ft. east of Metropolitan avenue (Block 2611, Lot
350), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties,
Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol.
II—re Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—1884 Marmion avenue, east side,
100 ft. north of East 176th street (basement and 1st
floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings and Joseph Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to February 9, 1954, at
2 P.M. for applicant to file revised plans in view of
report from Department of Hospitals.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert
Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as
Vol. III—re Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—191-193 Canal street, north side,
50 ft. west of Mott street (5th and 6th floors); (Block 205,
Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 2
P.M. at request of applicant.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp.,
owner.

SUBJECT—Appeal filed April 21, 1953, from a decision of
the Borough Superintendent.

PREMISES AFFECTED—348 Troutman street, south side,
91 ft. 3 in. east of Irving avenue and 197-203 Starr street
(Block 3188, Lots 10 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at
2 P.M. for inspection and decision.

563-53-A

APPLICANT—Associated Rubber and Plastic Corporation,
lessee; Francis McConnell, owner.

SUBJECT—Appeal filed July 24, 1953, from an order of
the Fire Commissioner.

PREMISES AFFECTED—255 East 144th street, north side,
115.38 ft. west of Morris avenue (Block 2335, Lot 43),
Borough of The Bronx.

APPEARANCES—

For Applicant: Richard L. Sapiro, Hyman Robbins and
Stanley Eysmann.

For Administration: Lieut. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 2, 1954, at
2 P.M. for inspection and decision.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York,
lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a deci-
sion re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street,
20 ft. south of West 131st street (Block 2004, Lot—None),
125th Street Ferry Terminal, Borough of Manhattan.

APPEARANCES—

For Applicant: Gordon I. Novon.

ACTION OF BOARD—Laid over to February 9, 1954,
at 2 P.M. at request of applicant.

MINUTES

614-53-A

APPLICANT—Artco Chemical Corp., owner.
SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.
APPEARANCES—
For Applicant: Haig Haygooni and Arsen Artin.
For Administration: Lieut. J. P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to February 9, 1954, at 2 P.M. to permit inspection by representative of Fire Department and report to the Board.

658-53-A

APPLICANT—Imre Chairman, for Consolidated Stamp Mfg. Co., Inc., owner.
SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—44 Warren street, north side, 75 ft. 6 in. west of Church street (Block 136, Lot 6), Borough of Manhattan.
APPEARANCES—
For Applicant: Imre Chairman and Peter S. Gluck.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 9, 1954, at 2 P.M. for applicant to correct plans.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).
SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.
PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.
APPEARANCES—
For Applicant: David N. Cybul and Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 24, 1954, at 2 P.M. to permit further inspection by the Board.

753-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Glenn, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the demolition of existing building at northwest corner of site and the extension of existing building on northerly lot line at rear of site, and to continue the existing motor vehicle repairs and to add lubratorium, motor vehicle repairs, auto ignition work, sale and storage of accessories and office to proposed addition; and permitting the parking and storage of motor vehicles waiting to be serviced at rear of site.
PREMISES AFFECTED—79-83 Ralph avenue, east side, 50 ft. north of Putnam avenue (Block 1483, Lots 3, 5, and 6), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 6, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the application is still active in the records of the Department of Housing and Buildings and plans have been approved by said department, but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 4335/48)

838-28-BZ—Vol. II

APPLICANT—Herman Kron, for Selig Rinland, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the alteration and change in occupancy of part of an existing garage for more than five motor vehicles so as to include a gasoline service station.

PREMISES AFFECTED—3041-3051 Webster avenue, west side, 151.34 ft. north of Mosholu parkway north (Block 3331, Lot 75), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 3, 1953, on certain conditions; and

WHEREAS, the resolution was amended on May 6, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1953, as *amended* by resolutions adopted through February 3, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department and the application is still active in the department, as indicated by new decision of the Borough Superintendent dated

MINUTES

January 15, 1954, on Alt. App. 75/52, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 75/52)

698-41-BZ

APPLICANT—Hyman Thau, for B. and F. Holding Corporation, owner (Sarah Brodsky, lessee).

SUBJECT—Application for consideration—reopening and extension term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—157 Beach 61st street, southwest corner of Larkin avenue (Block 354, Lot 47), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Hyman Thau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 4, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, as thereafter *amended* by resolutions adopted through February 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this amended resolution, to permit * * *.

that other than as herein *amended* the resolutions as cited above shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 1202/44)

1024-41-BZ

APPLICANT—Minnie I. Weinstein, owner.

SUBJECT—Application for consideration—re opening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road (Block 302, Lot 42), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Ike Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 10, 1942; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1942 and June 14, 1949; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1948, as thereafter *amended* by resolutions adopted through April 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (Misc. 11085/41).

204-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo Aragona, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (buildings 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 21, 1948, on certain conditions; and

WHEREAS, the resolution was amended on November 16, 1948; and

WHEREAS, time to obtain permits and complete the work was extended on April 26, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 21, 1948, as thereafter *amended* by resolutions adopted through April 26, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

WHEREAS, there is no requirement for extending the action of the Board under Cal. No. 205-48-A as to Sections 35 and 36 of the General City Law, as there is no time limitation thereon; and

WHEREAS, in view of the statement by the applicant that the following Certificates of Occupancy have been issued: Q60503, Q60488, Q60505 and Q60560, that the term of the variance may be extended for an additional five (5) years under Section 7e, *on condition* that in all other respects the requirements of the resolution adopted under Cal. No. 204-48-BZ on September 21, 1948, shall be complied with and as passed on by the Borough Superintendent under N. B. 4935/48 as of January 18, 1954; N. B. 5396/47, Alt. 2810/47 and N. B. 5397/47 objections dated January 13, 1954."

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and residence use district, the converting of present area to garage for more than 5 cars; the construction of business entrances larger than 3 ft. 6 in. within 75 ft. of a residence district and the alteration of a building with a non-conforming use previously granted by the Board; previously granted on condition re the erection and maintenance of a garage for more than 5 motor vehicles, using more than area permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner (Block 3449, Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider change of use, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

249-47-BZ

APPLICANT—Gloster and Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy from storage and office to office, storage and baling of waste paper.

PREMISES AFFECTED—596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Gloster and P. Dundee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on February 24, 1954, at 10 A.M. to consider extension of use which expired on December 18, 1953, waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin. Applicant also to file certificate of occupancy in effect to December 18, 1953.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 21, 7f and 7i of the zoning resolution, to permit in retail use district, the extension of existing non-storage garage for more than five motor vehicles, auto showroom, motor repair shop, servicing of motor vehicles, motor parts, sales and office (previously granted by the Board), to include parking on the roof of new and customers' cars, waiting to be serviced.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street (Block 4977, Lot 52), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sales of auto accessories, and parking of cars waiting to be serviced; previously withdrawn.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 21962, Lot 84), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

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133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the use of the premises as a gasoline service station, auto washing, lubrication, office, accessory sale and minor repairs with hand tools only; previously withdrawn.

PREMISES AFFECTED—73-35 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

246-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened November 5, 1952 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use E1 area district, the erection and maintenance of a business building (retail stores), nearer to the street line than is permitted.

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard and 216-02 to 216-10 114th avenue, southeast corner and 216-01 to 216-09 115th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

936-53-SM—Vol. II

APPLICANT—Gypsum Association, for National Gypsum Co., owner.

SUBJECT—Application December 19, 1953—Gold Bond Gypsum Perlite Plaster and Gold Bond Perforated Gypsum Lath as fire resistive suspended ceiling under cellular steel floor or structural steel, approved of.

APPEARANCES—

For Applicant: O. H. Storey, Jr.

ACTION OF BOARD—Application reopened as Vol. II for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

937-53-SM—Vol. II

APPLICANT—Gypsum Association, for Newark Plaster Co., owner.

SUBJECT—Application December 19, 1953—Old Newark Perlite Plaster and Old Newark Perforated Gypsum Lath as fire resistive suspended ceiling under cellular steel floor or structural steel, approval of.

APPEARANCES—

For Applicant: O. H. Storey, Jr.

ACTION OF BOARD—Application reopened as Vol. II for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

938-53-SM—Vol. II

APPLICANT—Gypsum Association, for United States Gypsum Co., owner.

SUBJECT—Application December 19, 1953—Red Top Gypsum Perlite Plaster and Rocklath Perforated Gypsum Lath as fire resistive suspended ceiling under cellular steel floor or structural steel, approval of.

APPEARANCES—

For Applicant: O. H. Storey, Jr.

ACTION OF BOARD—Application reopened as Vol. II for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc., Chemical Feeder (device to add chemicals to water), approval of.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

ACTION OF BOARD—Laid over to February 9, 1954, at 2 P.M. for further consideration.

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 15, 1953, as they appeared in Bulletin No. 51, Vol. 38, are hereby corrected to read as follows:

686-53-BZ

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Co., Inc., lessee).

SUBJECT—Application September 25, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a non storage garage for more than five motor vehicles (delivery trucks).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner (Block 3270, Lot 66), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono and Joseph Kresevril.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 10, 1953 after due notice by publication in the Bulletin; laid over to December 1, 1953, for inspection and decision without further argument—hearing closed; then to December 15, 1953, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 238th street and Putnam avenue are in a business use, B area, class 1¼ height district; West 237th street is in business and unrestricted use, B area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1953 acting on N.B. Applic. 1072-53, reads:

“1. Proposed non storage garage for more than 5 motor vehicles to be erected in a business use district is contrary to Art. II sec. 4(a)15 Zoning Res.”

and
WHEREAS, the applicant states that the premises consist of a plot, 196.25 ft. and 246.87 ft. frontage by 176.95 ft. and 84.98 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant contends as to the objection issued by the borough superintendent, that a variance of the zoning resolution is requested to permit erection of a private non-storage garage for more than five motor vehicles used as delivery trucks for bakery plant directly across the street from subject premises at south side of West 237th street; that the premises shall be occupied by a non-fireproof class 3, one-story garage 60 ft. deep and 120 ft. 8 in. wide fronting on West 237th street; that the parking of trucks (¾ tons) owned and operated by the same company and delivering biscuits in the metropolitan area, was never satisfactory; that the public garages used in the past always created a problem of distance, inefficiency, financial burden and odor contamination; that the demolition of public garages in the area as a consequence of land condemnation in connection with construction of the Major Deegan boulevard compelled the owner to assume this added financial commitment at a critical period of his factory expansion, before the winter season, in order to shelter his trucks now parked outside; that the loaded trucks left outdoors during the night and ready for morning deliveries, exposed to heat, cold and dampness affected the quality of a highly perishable product and alarmingly increased their maintenance and depreciation costs; and

WHEREAS, the applicant further contends that the contemplated cellar garage of the two-story fireproof bakery extension to West 236th street, approved under Alt. 868-52 and now nearly completed had to be used instead for storage due to increased orders, which if not met would develop into a serious loss of vital accounts; that it is for the same reason that another contemplated garage approved under N.B. 1359-51 to be erected on lot 35 was abandoned in order to permit the factory south extension now in progress and also provide room for the future easterly extension; that there is no purchasable unrestricted land in the area and the acquisition of the site for which a variance is being sought was a slow and costly process; that it was due to the inadequacy and uncertainty of the available land necessary for the proposed garage and outdoor parking of employees' passenger cars that a variance was not sought sooner; and

WHEREAS, the applicant states that this bakery has expanded very rapidly; that under N.B. 217-48 the one-story northeast structure was erected and under Alt. 641-49 the northwest fireproof two-story addition was erected; that later the one-story garage approved under N.B. 1359-51 was abandoned but during the same year a one-story storage structure was added under Alt. 137-51; that finally under Alt. 868-52 the rear one story and cellar fireproof extension was approved and under the same revised alteration a 2nd floor added, now in course of completion; that it is therefore a logical probability to assume another factory expansion in the near future in the available easterly portion of lots 18, 34 and 35, block 3270, facing Putnam avenue west,

the only unrestricted area left and if the new garage were to be built here any factory extension would be blocked; that the proposed garage, with wire fence and gate at building and lot lines will enhance the appearance of the neighborhood and establish a defined area for parking; that it will also permit the immediate removal of existing illegal garage sheds on the factory site which have pending violations; that no repairs will take place in the premises and the garage function will be of a limited nature; that all delivery trucks will leave at 8:30 A. M. and will return by 5.00 P. M. and there will be no activity at all on Saturdays, Sundays and holidays; and

WHEREAS, the applicant further states that West 237th street between Broadway and Putnam avenue west terminates at the railroad embankment; that no bridge is contemplated over the New York and Putnam railroad and the new Major Deegan boulevard to Bailey avenue; that Putnam avenue west is only 5 blocks long starting at West 234th street and ending at Van Cortlandt park; that there is a strong possibility all property owners facing Putnam avenue west will finally prevail on the sole objector and re-submit to the city their plan to discontinue Putnam avenue west between the proposed bridges at West 238th and West 234th streets, by incorporating the road into their properties; that as per present conditions West 237th street is a dead end street and Putnam avenue west does not exist, and consequently any motor vehicle traffic will not be hazardous to people in the neighborhood; that the proposed structure will occupy approximately 22% of the area of the plot and therefore from this standpoint, more desirable than a conforming multi-story structure occupying the maximum allowable percentage, nor will it block any view, light or ventilation to the tenants of the two apartment houses on lots 46 and 49; that the character of the neighborhood will not be adversely affected since the immediate vicinity is typically industrial and commercial; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years to permit the premises to be occupied as a garage and parking area in connection with the adjoining occupancy, as proposed, *on condition* that such premises shall be levelled substantially to the grade of the surrounding streets and where not being occupied by the proposed one story garage building *for more than five cars* the premises shall be paved with concrete or asphaltic pavement; that the garage building shall be of the arrangement and location and design as indicated on plans filed with this application marked “Received September 25, 1953,” 3 sheets and shall comply in all other respects with all laws and rules applicable; that there shall be erected on the building lines continuously, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in., with no openings therein except where shown, one to 237th street and one to 238th street, each not over 20 ft. in width with curb cut opposite of similar width; that such openings shall be fitted with gates of similar construction to the fence, which shall be kept closed after business hours; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that this variance may be continued only so long as conditions as proposed and herein permitted are maintained and the parking area and garage are occupied in connection with the bakery adjacent; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction: The words “for five delivery trucks” deleted and the words “for more than five cars” substituted therefor, as indicated in italics.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 12, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

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a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.

1.4. The term "existing" shall mean established before January 1, 1953.

1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.

1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.

3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.

3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.

3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.

3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, he shall require certification from the Department of Housing and Buildings of compliance with these rules.

3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.

3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

4.2.1. which is of wood frame construction;

4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;

4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;

4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.

5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.

5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.

5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

6.1. All dry cleaning establishments shall comply with the following:

6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.

6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.

6.1.3. Electric lighting shall be fitted with keyless sockets, and all switches and receptacles shall be placed at least four feet (4') above floor.

6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity, with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.

6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

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of dry cleaning units, plus a reserve supply equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time, the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 5, 1954, Copy of Petition and Order of Certiorari was served on the Board by Raphael & Conlon, attorneys for petitioner, Tulbro Realty Corp., owner, in re the Board's denial of their application on January 12, 1954, under Section 7, subdivisions f, and 7A of the Zoning Resolution, to permit in a business use district the change in occupancy from sale and display and parking of more than five motor vehicles to a gasoline service station, car washing, storage and sale of accessories, with show windows and business entrance nearer to residence use district than is permitted; Cal. No. 290-53-BZ; premises 1401—86th Street, northeast corner of 14th Avenue, Borough of Brooklyn.

DISCONTINUANCE OF COURT PROCEEDINGS

Matter of Sanor Realty Corp. vs. Board:—On July 1, 1953, Copy of Petition and Order of Certiorari was served on the Board by Leslie P. Oberleder, attorney for Sanor Realty Corp., an objecting property owner, seeking a review of the Board's actions on June 2, 1953, in granting variances under Section 19j of the Zoning Resolution, permitting in a restricted retail use district the erection and maintenance of a business building at the following premises—No. 579 Fifth Avenue and 1-3 East 47th Street, Manhattan, Cal. No. 120-53-BZ; and at No. 589 Fifth Avenue and 4 East 48th Street, Manhattan, Cal. No. 121-53-BZ.

On February 2, 1954, in the Supreme Court, County of New York, a stipulation was entered into and agreed by both parties in the proceedings to discontinue and terminate without costs to either party the above entitled proceedings.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 24, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing *Wednesday morning, February 24, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

CALENDAR

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

Laid over from January 19, 1954, to February 24, 1954, for inspection and decision; hearing closed.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors. owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

Laid over from January 19th, to February 24, 1954, for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board; then to February 24, 1954, for decision after further inspection.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for further study by applicant.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for applicant to submit revised plans; hearing previously closed; premises have been inspected.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument; then to February 2, 1954, for further consideration and decision; no further argument; then to February 24, 1954, for full vote of the Board; hearing closed.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

Laid over from January 26, 1954, to February 2, 1954, for applicant to file revised plans; then to February 24, 1954, at request of applicant to file revised plans.

CALENDAR

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the un-built upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

Laid over from February 9, 1954, to February 24, 1954, for applicant to obtain a permit from the Department of Housing and Buildings for the parking use on the proposed extension.

952-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Brocon Realty Corp., owner.

SUBJECT—Application reopened January 19, 1954, to consider amendment as to additional curb cut re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles, and the display and sale of used cars on the unbuilt portion of the plot.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

CALENDAR

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

873-53-BZ

APPLICANT—Morris Lapidus, for Jewish Communal Center of Flatbush, owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a structure to be used as a community building, classrooms, gymnasium and offices, using more than the area permitted.

PREMISES AFFECTED—1312-1320 Avenue I, south side, 40 ft. west of East 14th street (Block 6706, Lot 7), Borough of Brooklyn.

735-53-BZ

APPLICANT—George J. Solem, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

249-47-BZ

APPLICANT—Jacob J. Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application reopened February 2, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from storage and office, to office, storage, and baling of waste paper.

PREMISES AFFECTED—596 Water street, and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon February 24, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

314-53-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application April 22, 1953—General Electric Oil Furnace, Models LB15, LB20, LB30 and LB40.

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809-53-SM

APPLICANT—Imre Chairman and Peter S. Gluck, for Bede Products, Inc., owner.
SUBJECT—Application November 6, 1953—Bede Airless Spray Painting System.

670-53-SA

APPLICANT—A. O. Smith Corp., owner.
SUBJECT—Application September 14, 1953—A. O. Smith Winter Air-Conditioner, Gas-fired, Models LS-100, LMS-100, LMD-100, HS-100, HMS-100 and HMD-100.

831-53-SA

APPLICANT—The Burcar Manufacturing Co., owner.
SUBJECT—Application November 2, 1953—Burcar Oil Burner, Model BK-3.

856-53-SA

APPLICANT—Combustion Engineering Inc., owner.
SUBJECT—Application November 24, 1953—CE Steam Atomizing Oil Burner, Type WR-T and WR-H.

666-50-SA

APPLICANT—Olson Filtration Engineers, Inc., owner-manufacturer.
SUBJECT—Application reopened December 15, 1953—re Olson Superflow Tubular Filter, Model 42-36-308 (liquid filter for solvents); (Re: Amendment to resolution to include additional sizes of filters and to permit the use of centrifugal pumps).

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi Imperia, owners).
SUBJECT—Application reopened January 5, 1954—re Imperia Brothers Concrete and Cinder Blocks, previously approved (Re: Amendment to resolution to include additional size of cinder block).

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.
SUBJECT—Application reopened September 23, 1952—re Sterling Suspended Gas Fired Unit Heaters, Models 55S, 90S, 120S, 160S, and 200S; (Re: Amendment to resolution as to additional trade names).

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.
SUBJECT—Application reopened November 10, 1953—re York-Heat (oil fired), Warm Air Suspended Units, Models S1-115, S1-150 and S1-205 (warm air heating); (Re: Amendment of resolution to include additional model of York-Shipley Oil fired furnace, Model S 1 80).

647-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53, previously approved; (Re: Amendment to resolution as to additional trade name).

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.
SUBJECT—Application reopened December 1, 1953—re Bryant Gas-Fired Unit Heater, previously approved; (Re: Amendment to resolution Bryant Gas Fired Unit Heaters to permit marketing under additional trade names).

283-50-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 54, previously approved; (Re: amendment to resolution as to additional trade name).

800-38-SA

APPLICANT—Delco Appliance Division, General Motors Corp., owner.
SUBJECT—Application reopened January 5, 1954—re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-O, DR-1, DRF, DF2 and DLM, previously approved; (Re: Amendment to resolution as to marketing under additional trade name).

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 52A, previously approved; (Re: Amendment of resolution as to additional trade name).

621-52-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application August 11, 1952—Milcor Metal Access Doors, Models L, K and M and Milcor Cleanout Doors.

25-52-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Gold Bond 2 in. Laminated Drywall Partition.

464-53-SA

APPLICANT—Blackburn-Smith Manufacturing Co., Inc., owner.
SUBJECT—Application June 10, 1953—Blackburn-Smith Pneumatic Cast Iron Ejector, 30, 50, 75, 100, 150, 200, 250 and 300 gallon sizes (sewerage ejector).

654-53-A

APPLICANT—Samuel Carr, for Coopersmith Brothers, owner.
SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-09 47th avenue, north side, from 43rd to 44th streets (Block 168, Lot 1), Sunnyside, Borough of Queens.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).
SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.
PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.
SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.
SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

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567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

SUBJECT—Application reopened July 28, 1953—Volume IV—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M (Block 6568, Lots 20, 21 and 22), Borough of Brooklyn.

217-53-A

APPLICANT—Maxfield Blaufex, for Dave Bernstein, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—562-564 State street, south side, 5 ft. west of Flatbush avenue (4th floor); (Block 180, Lots 28, 29), Borough of Brooklyn.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

22-54-A

APPLICANT—Stanley H. Klein, for Samuel Palley, owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—82-26 190th street, west side, 181.5 ft. north of Radnor road (Block 7278, Lot 15), Jamaica, Borough of Queens.

3-54-A

APPLICANT—A. H. Salkowitz, for Kingston Development Corp., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent, filed pursuant to Sec. 310 M.D.L. for variation of Sec. 4 (Subd. 33) re bulk and height of Multiple Dwelling.

PREMISES AFFECTED—87-50 Kingston place, south side, 239.20 ft. northwest of Hillside avenue (Block 9844, Lot 110), Jamaica, Borough of Queens.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning

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resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed; applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

Laid over from January 26, 1953, to March 2, 1954, for inspection and decision; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district,

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the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for applicant to file more complete plans; no further argument.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

478-28-BZ—Vol. III

APPLICANT—Kenneth W. Milnes, for Stapleton Service Laundry, Inc., owner.

SUBJECT—Application, April 8, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage for more than five motor vehicles by a one story extension.

PREMISES AFFECTED—201 Dubois avenue, east side, 165 ft. south of Forest avenue (Block 352, Lot 21), West Brighton, Borough of Richmond.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11 $\frac{3}{4}$ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

759-53-BZ

APPLICANT—Ludwig P. Bono, for G. and H. Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under sections 21 and 19A(d) of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a one story and cellar structure to be used as stores and bowling alley, using more than the area permitted and without the required loading platform.

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PREMISES AFFECTED—2106-2116 Starling avenue, southwest corner of Odell street (Block 9333, Lots 70-75, inclusive), Borough of The Bronx.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 2, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street as cited in a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 9, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans; then to March 9, 1954, for decision after applicant has filed more complete plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

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Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

Laid over from February 9, 1954, to March 9, 1954, for inspection and decision; hearing closed.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 128 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

529-53-BZ

APPLICANT—William Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application June 30, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a structure to be used as a chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting Highway (Block 1016, Lot 450), Jackson Heights, Borough of Queens.

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corporation, owner.

SUBJECT—Application July 20, 1953—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and business use district, the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street (Block 1231, Lot 11), Borough of Manhattan.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales room and office, for a term of fifteen years.

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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MARCH 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 9, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

236-38-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved—Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Accoustical Formboard and Fire Rating and approved under Section C26-6150.

53-53-SM

APPLICANT—Columbus Coated Fabrics Corp., owner.
SUBJECT—Application January 23, 1953—Col-O-Vin (fabric covering for Modern Fold Doors and upholstery).

719-53-SM

APPLICANT—Goodall Fabrics, Inc., for Goodall-Sanford, Inc., owner.
SUBJECT—Application October 2, 1953—Redo 7327-4042 BCO Grain, (flameproofed fabrics).

270-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (forced air furnace), Models GB, 93, GB, 109 and GB, 125.

269-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—William Gas-O-Matic (gravity type furnace), Models GG80 and GG100.

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.
SUBJECT—Application reopened—January 26, 1954—re Hastings Alumitile (Wall Tile), previously approved—Re: Amendment to resolution as to change of trade name.

270-50-SA

APPLICANT—Spacard, Inc., owner-manufacturer.
SUBJECT—Spacard Mix-A-Drink, Model 4D51 and 4D53, and 3D53.

426-38-SA—Vol. III

APPLICANT—American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application reopened December 1, 1953 as Vol. III—re Arcoflame Oil Burner (domestic Oil Burner), Models MF-A, MF-W and MF-S (Re Amendment to resolution to include additional models of oil burners).

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.
SUBJECT—Application reopened September 22, 1953—re Master Boiler Sales Co., Oil Burners Models B, C and H (previously approved) (Re Amendment to resolution as to marketing under additional trade name).

255-47-SM

APPLICANT—Baltimore and Paulson, for Durastone Face Products, Inc., owner.
SUBJECT—Application reopened May 12, 1953—re Durastone Faced and Backing Blocks, previously approved (amendment dismissed re Dura Crete)—(Re Amendment to resolution as to requirement of periodic test).

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

647-53-A

APPLICANT—Pasquale Tirino, owner (John Lussi, lessee).

SUBJECT—Application August 26, 1953—Filed pursuant to Section 35, General City Law re premises in bed of a mapped street—proposed Wilcox street.

PREMISES AFFECTED—962 Richmond avenue, west side, 75.09 ft. south of Monsey place (Block 1704, Lot 56), Port Richmond, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MARCH 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 12, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

Laid over to February 9, 1954, for applicant to file copies of plans as previously approved under date of February 21, 1951; then to March 16, 1954, for inspection and decision without further argument; hearing closed.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough super-

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intendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from February 9, 1954, to March 16, 1954, at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build.

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district

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the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 26, 1954, and the special meeting of the Board held on Friday morning, January 29, 1954, were approved as printed in the Bulletin of February 2, 1954, Vol. 39, No. 5.

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, an exit through residence use portion of plot, and the extension of commercial use on first floor

into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Hadyn H. Craigwell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A. M. for decision after applicant has filed more complete plans.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under

MINUTES

section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision without further argument; applicant to submit information re previous permits to build.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A. M. for inspection and decision; no further argument.

90-42-BZ—Vol. IV

APPLICANT—Henry George Greene, for Abraham Rubenstein, owner.

SUBJECT—Application reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with existing gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon unbuilt upon portion of plot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, 10 A. M. for applicant to obtain a permit from the Department of Housing and Buildings for the parking use on the proposed extension.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, showroom, sales and dis-

play, lubricatorium, car wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and L. Rosenberg.

For Opposition: Louis C. Moser, G. Bray, Melville Southard, Thomas F. Saver, Corinne W. Braze and Dora Sizemore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee, G. Lazerus and A. Friedland.

For Opposition: Murry Eldridge.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision; hearing closed.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Herman Brower, Celia Effman, Norehsberg, N. Horowitz, Ann Singer, Jesse Schwartz, Nicolina Licor, Bertha Silverstein, Bella Rosen, Morris Schwartzberg, Ethel Stahl, Rose Chalef, Jack Gage, Jack Rosenberg, M. Roscoe and Louis Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A. M. for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story and class A multiple dwelling.

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PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

APPEARANCES—

For Applicant: John J. McGinty.

For Opposition: Osborne A. McKegney, Thomas Thacher and Arthur J. McBride.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southeast corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

APPEARANCES—

For Applicant: Peter R. Viscardi and P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for applicant to file more complete plans; no further argument; hearing closed.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Francis Maguire, Alice Regan, Catherine De Vito, Sarah McLeany, D. Palmiotto, D. Gikas, R. Leuirs, Roy Renor and John N. Gikas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision; hearing closed.

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the change in occupancy from storage warehouse and unloading space to storage cooler, freezer, and manufacturing, using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Richard Shutkind.

For Opposition: Herbert O. Burden, Marguerite V. Austin and A. Wasonelli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic) and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: Barry Traub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision without further argument; application to submit information from Borough President as to status of Arverne boulevard.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard, and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: William Ritholtz, Louis Hause, Samuel Cohen, Emil Guarino, Evelyn Murnane, Margaret Krentzlin, Robert F. Lowry, Otto A. Knappe, Mrs. Otto Knappe, Percy Murnane, Mrs. Werner Goltemann, Emil Habrenka, Leon P. Ferguson, Henry D. Lopez, Ann Biondi, Marion Kruzoff, Paul Scharf, Anna Maxum, Eva Foltz, Mary Hennessey, A. P. Tice, Mrs. Anthony Pardo, Oscar Lopez, Mrs. James Ammirato, Mary F. Nappi, Sheila Dahlinger, Josephine Valenti, Milton Kuslansky, David Klanderman and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto wash, storage and sale of accessories and

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office; and to permit the parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Arthur J. Hayslip, Isaac Weinberg, Milton Eisler, Armen Bonapartian, K. Olshevsky, Mary L. Geerlings, Marguerite Romano, Samuel La Scala, Concetta La Scala, Mrs. Walter Bunger, Mrs. Ognibene and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edmund G. Bill, Robert N. Rose, John P. Beirne, Joseph A. Pagan, Louise J. Reynolds and Winifred Dugan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant has stated he desires to amend his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdraws from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185-25 ft. east of 218th street (Block 10766, Lot 53, (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision in connection with Cal. 816-53-BZ.

144-19-BZ—Vol. III

APPLICANT—Stanley H. Klein, for David E. Meltzer and Alvin Greenstein, owners (Modern Art Picture and Woodcraft, Inc., lessee).

SUBJECT—Application April 15, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change of occupancy from factory for venetian blinds (previously granted by the Board) to factory for manufacture of picture frames and novelties, for a term of ten years.

PREMISES AFFECTED—23-69 to 23-71 38th street (9th avenue), east side, 162 ft. north of Triboro Bridge plaza (Astoria boulevard, north) (Block 803, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Opposition: None.

For Administration: Samuel L. Becker Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 5, 1953 subject to regular procedure, to consider change in occupancy; and

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Astoria Boulevard north and 38th street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 3, 1953 acting on Alt. Applic. 1849-53, reads:

"1. Proposed extension of application approved by board of standards and appeals beyond date set by Board of standards and appeals must be submitted for approval of said Board. Cal. 144-19-BZ."

and superseded by Alt. Applic. 1849-53 dated December 9, 1953, which reads:

"1. Proposed extension of application approved by Board of standards and appeals beyond date set by Board of standards and appeals must be submitted for approval of said Board; also change in occupancy from manufacturing of venetian blinds to manufacturing of picture frames, novelties & kindred items. Premises is located in a residence use district, and use is contrary to Article II, Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. front by 90 ft. in depth, one story, 15 ft. in height, of class 3 construction, used as factory for the manufacture of venetian blinds; that it is proposed to change the use to manufacture of picture frames and allied woodcraft, consisting of curio wall cabinets, magazine and utility racks, novelties and kindred items of decorative and useful home and office furnishings; and

WHEREAS, the applicant contends that the surrounding area consists principally of residential buildings with several stores across the street from the premises and stores on the east side of 38th street and on the corner of 38th street and Astoria boulevard north; that north of the property are the

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elevated tracks of the New York connecting railroad; that the premises are in a residence 1 C area except for a 100 ft. strip of business along Astoria boulevard north; that these premises were previously approved by the Board in 1919 as a garage for more than five motor vehicles; that this occupancy was subsequently amended by the Board on May 9, 1944 to a factory for the manufacture of venetian blinds, which use was extended in 1946 and 1951; that a modification is now requested so that the factory can be used for the manufacture of picture frames and allied woodcraft and extension of this use until 1963; that the manufacture of picture frames and woodcraft is a similar type of manufacturing as was done for the venetian blinds and similar tools and facilities will be used; that as the present certificate of occupancy specifies factory, there will be no change in the wording of the certificate of occupancy; that as the Board's resolution may limit the use to the manufacture of venetian blinds, a modification is requested to include picture frames and allied woodcraft; that as the present certificate of occupancy expires in 1956 and new owners and new tenants are involved, an extension of the certificate of occupancy until 1963 is also requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommends that in view of the fact the building was originally granted as a garage and later on permitted on at least one or two occasions to be used as a factory, which use has always been objectionable in the area, that an application for further use as a factory should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1849/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Blaser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on February 27, 1951 this application was granted by the Board on certain conditions, under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a plot located in residence and business use districts, the reconstruction of an existing gasoline service station, by the construction and maintenance of a new build-

ing for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and to permit the parking of more than five cars waiting to be serviced; and

WHEREAS, on March 11, 1952 and February 25, 1953 time was extended to complete work; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on January 5, 1954 and set for hearing on February 2, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and revised plans; and

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for further consideration by the Board; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1953 acting on amendment to N. B. 1242-50, reads:

"1. Proposed amendment is not according to Bd. of Standard and Appeals approval and you are referred back to the Bd. of Standard and Appeals."

and

WHEREAS, it is proposed to make minor changes in the layout of the building such as rearrangement of toilet rooms, omission of boiler room and installation of an approved type oil fired suspended heater, omission of skylights in lubritory ceiling and omission of windows in rear wall of lubritory and a minor change in show window; that the four existing gasoline tanks may remain in their present location and four additional new tanks may be installed; that the gasoline pumps may be approved type low metal pumps in place of the low parkway type pumps; that inasmuch as the proposed amendment does not ask for a change in the uses and does not alter the yard layout or general appearance as originally approved, it is requested that permission be granted to make these changes.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1951, as thereafter amended by resolutions adopted through February 25, 1953, by adding thereto:

"that in the event the owner desires to make minor changes consisting of rearrangement of the accessory building, installation of an approved oil-fired suspended heater, the omission of skylights in the lubritory ceiling and omission of windows in rear wall of lubritory, minor change in show window and to install four additional 550 gallon gasoline tanks, making a total of eight such tanks and to have gasoline pumps of approved low type in place of the parkway type, such changes may be permitted, as indicated on revised plan filed with this request for amendment marked 'Received December 16, 1953' (2 sheets) on condition that in all other respects the resolutions above cited shall be complied with and all the work thereunder shall be completed where not inconsistent with this amended resolution; that this was passed on by the borough superintendent under amendment to N.B. Applic. 1242-50, Objection 1, dated December 10, 1953; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

164-53-BZ

APPLICANT—Noah N. Sherman, for Higdon Realty Corp., owner.

SUBJECT—Application March 5, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store and one-family dwelling, to machine shop, storage and offices.

PREMISES AFFECTED—369 Audubon avenue, east side, 74.11 ft. north of West 183rd street (Block 2155, Lot 72), Borough of Manhattan.

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APPEARANCES—

For Applicant: Noah N. Sherman and David Higdon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Audubon avenue is in a residence use, B area, class 1¼ height district; West 183rd street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 13, 1953 acting on Alt. Applic. 986-52, reads:

"2. Proposed machine shop, storage and office uses in a residence district are contrary to Art. 2 Sec. 3 of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. 7½ in. frontage by 70 ft. ½ in. in depth, irregular, on which is located a building 20 ft. 7½ in. front by 70 ft. in depth, 2 stories, 25 ft. in height, of class 3 construction, formerly a store on 1st floor, with dwelling on 2nd floor; that it is proposed to permit the continuation of machine shop, storage of parts and offices by the Higdon Elevator Company; and

WHEREAS, the applicant contends that the existing first floor of this building has been continuously occupied as business premises since its erection under N.B. 118-1912, prior to any zoning resolution; that the 2nd floor was used as a one-family dwelling prior to its present use as office space; that the use district of Audubon avenue between West 183rd and West 184th streets has not been changed from its original residence use since the adoption of the zoning resolution; that in the last 20 years there has not been any construction of a residential character on this street; that this building is occupied by the Higdon Elevator company whose business consists of the installation of new elevators, conversion of existing elevators and their service and maintenance; that this company has been in this area for approximately 10 years and have been in business since 1919; that a portion of the 1st floor space will be used for repairs, adjustment, cleaning of electrical motors, electrical working parts and other mechanical moving parts of the elevator, and the making of small parts necessary to the installation and repair of elevators; that the shop work is not carried on continuously or during the entire working day, but only as the need for such work arises; that the balance of the 1st floor will be used for storage of elevator equipment and the 2nd floor will be occupied as general and executive offices; that the sale of this building to the present owner was represented as a business use building in a business use district, making it possible to be used for their needs; that the appearance of the neighborhood indicated the same to them and they therefore purchased the building; that after having been in possession for approximately four years, they were served with a violation for illegal conversion; that the denial of this appeal will cause the present owner and their business undue hardship as it would require the uprooting of their business to a location out of this area where they have been located for more than 10 years, and also monetary losses in the dislocation of their business and losses in the resale of the building; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application and it hereby is granted under Section 7e for a term of five (5) years, to permit the store on the first floor of the building to be occupied as proposed and as indicated on plans filed with this application, marked "Received March 5, 1953" (9 sheets) on condition that the premises shall be for no other use than as herein permitted; that the building shall be maintained for the occupancy proposed for the two stories; that the building shall not be further increased in height or area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

353-53-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application May 8, 1953 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner (Block 8529, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, D area, class 1 height districts; Flatbush avenue and Avenue T are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1953 acting on N.B. Applic. 281-53, reads:

"1. Proposed gasoline service station, auto laundry, lubritorium, sales room, boiler room & toilet room to be located on premises partly within a business use district & partly within a residential use district, is contrary to Art. 2, Sect. 4a-46 & Art. 2 Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 148 ft. 7¼ in., 52 ft. 10⅞ in. and 182 ft. 5½ in. frontage by 159 ft. 8 in. in depth, irregular, presently vacant, except for billboards; that it is proposed to erect a building 57 ft. front by 30 ft. in depth, one story, 13 ft. in height, of class 3 construction, to be used as an auto laundry, lubritorium, storage and sales and office; that it is further proposed to install eight 550-gallon gasoline tanks, four dispensing pumps, with three curb cuts fronting on Flatbush avenue and one fronting on Avenue T.; and

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WHEREAS, the applicant contends that the premises are in a D area district and have been so zoned since 1916; that at the present time they are in a class 1 height district, but prior to July 29, 1939 they were included within a 1½ times height district; that while a portion of this property is located within a residence district, it is proposed to place the gas station entirely within the business district; that it is also proposed to erect a wooden picket fence at a point 100 ft. east of Flatbush avenue, thereby segregating the gas station from the residence district; that the portion of the property located within the residence district will be graded and planted with grass and will remain vacant; that this portion of Flatbush avenue is one which has seen little or no development in the past, and most of the property fronting upon these streets is vacant; that the corners formed by the intersection of Flatbush avenue and Avenue T, other than the subject premises, are, however, improved; that the southeast corner is improved with a gas station, the southwest corner with a service station and the northwest corner with an auto laundry; that the gas station at the southeasterly corner of Flatbush avenue and Avenue T was reconstructed pursuant to a variance granted by the Board April 3, 1946 under Cal. No. 106-46-BZ; that the Board's resolution dated May 7, 1946 points out that this property was improved with a gas station erected in 1927 under N.B. 11042-27, when the property was in an undetermined zone; that the Board further stated that it deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution, and therefore permitted the existing gas station to be reconstructed; that the gas station on the southwest corner of Flatbush avenue and Avenue T was erected pursuant to a variance granted by the Board on December 5, 1933 under Cal. No. 216-33-BZ; that the northwesterly corner of Flatbush avenue and Avenue T was also the subject of an application to the Board for permission to erect a gas station, under Cal. No. 374-33-BZ, and was made pursuant to section 21 of the zoning resolution and was denied, because upon inspection the Committee found that no actual hardship had been proven; that thereafter the owner of the property erected an auto laundry thereon at a time when such use was permitted in a business district; that this use has now become non-conforming; that it thus appears that of the four corners formed by the intersection of Flatbush avenue and Avenue T, three are improved with non-conforming uses, two of which exist by virtue of variances granted by the Board; that it is recognized that the Board has expressed some reluctance to increase the number of gas stations along the southerly portion of Flatbush avenue, and while there may be some justification for that view as a general proposition, it cannot properly be applied to the site in question; that this intersection is now wholly given over to non-conforming uses, except for the property in question; that under such circumstances, it is requested that the Board grant relief by permitting the fourth corner to be occupied in a manner in keeping with the development of the other three; that the type of building proposed and its location upon the plot, leaving the portion in the residence district vacant, will serve to protect the conforming properties located to the north and east of the premises under appeal; that the development which it is proposed to make upon the premises will be an expensive one and it is believed that the cost thereof could not be amortized over a shorter period than a term of 15 years, and it is accordingly requested that the application be granted for that period of time; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the occupancy of the premises as a gasoline service station limited to such use within

the business use district, substantially as proposed and as indicated on plans filed with this application, marked "Received May 8, 1953" (5 sheets) *on condition* that complete working drawings shall be submitted to the Board for further consideration and imposition of conditions within two months from the date of this resolution and after approval of plans, all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

354-53-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application May 8, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—462 West 22nd street, south side, 175 ft. east of 10th avenue (Block 719, Lot 77), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Herman Shwide.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for inspection and decision without further argument, solely as to Lot No. 77, with no reference to parking on any additional lots; then to February 9, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 22nd street is in residence and business use, B area, class 1½ height districts; 10th avenue is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1953 acting on Alt. Applic. 485-53, reads:

"1. Parking and storage for more than 5 motor vehicles in a residence use district is not permitted. Article II, Para. g of the Zoning Resolution.

and new decision dated October 7, 1953, which reads:

"1. A parking lot for more than 5 motor vehicles in a residence use District is not permitted. Article 2, para. g of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 37 ft. 6 in. frontage by 98 ft. 9 in. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the property under consideration, on June 17, 1952 at the hearing before the Board, located at 472 West 22nd street, was purchased not for its immediate value but with a long term program in mind; that the owners consider that this general location will become, in the near future, suitable for a large scale development for residential purposes; that for this purpose it will be necessary to acquire and assemble adequate plottage and also the properties have to be held and carried without much financial return until conditions improve as hoped; that with this program in mind No. 472 was purchased in 1952 and No. 462 now, and negotiations are under way to purchase the 50 ft. parcels between the two plots; that in order to help defray taxes and other costs, a variation was requested for a term of years so that these properties could

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be put to use as a parking lot while awaiting improvement of conditions; that parking has been chosen because New York's continually enlarging needs for parking facilities can best be served, because by arranging these properties as parking lots only small investment is needed to obtain some income and because the properties will be in readiness at all times for rapid transformation into residential uses when the neighborhood becomes ripe for it; that with this same reasoning application for variance was made for the first of these group of plots (No. 472), which was granted and it is now requested that the variance be extended to the neighboring plot (No. 462), which is the subject of this appeal; that should the properties between the two lots be acquired, it is intended to ask for permission to connect behind their rear yards, which are larger than needed for legal yard spaces; that as to the property now under consideration being appropriate for the Board to exercise its discretion to grant such variation, attention is called to the present general deteriorated condition of the immediate vicinity, the predominance of warehouses, truck garages, freight tracks, 10th avenue vehicular traffic and the nearness of this property to 10th avenue and to the business zones; that it is requested that the Board grant the variation for a term of two years and that it extend to the corresponding term the variation previously granted under Cal. 127-52-BZ for the property at No. 472 West 22nd street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 485-53, Objection 1, dated April 20, 1953 and new decision dated October 7, 1953, re Alt. App. 485/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

475-53-BZ

APPLICANT—Leonard F. Rothkrug, for Lisbeth Weiss, owner.

SUBJECT—Application June 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of existing one family dwelling, without the required side yard, and nearer to the rear lot line than is permitted.

PREMISES AFFECTED—242-08 130th avenue, southeast corner of Laurelton parkway (Block 12917, Lot 287), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Seymour Genzal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 130th avenue and Laurelton parkway are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1953 acting on Alt. Applic. 204-52, reads:

"1. Premises is located in a G-1 district. Bldg. as shown on plot does not agree with Article IV Sec. 16-C-

c & d as to distance to side lot line (min. 5 ft.) and distance to rear lot line (min. 20 ft.)."

and

WHEREAS, the applicant states that the premises consist of a plot, 14.89 ft. frontage by 91.04 ft. in depth, irregular; that prior to the widening of Laurelton parkway the premises consisted of a plot 40 ft. front on 130th avenue and 91.04 ft. in depth along the then mapped Brookville boulevard, regular, on which was located a 1½-story, brick veneer frame dwelling 25 ft. by 42.5 ft., irregular, and a one-car garage; and

WHEREAS, the applicant further states that due to condemnation proceedings by the Park department to acquire property for the Laurelton parkway widening, the plot was reduced to its present size and it became necessary to choose between slicing off part of the building and allowing it to remain on its then existing foundation, or lifting the entire structure from its foundation and relocating the building; that the present owner purchased the premises contemplating the relocation of the building on another plot in the vicinity; that the owner has made every possible attempt to obtain another plot and has entered into negotiations with several of the other owners but has been unsuccessful and has been unable to secure a suitable lot within the practical limits to the subject premises, to allow the building to be moved; that the building is now only on temporary supports and is being subjected to unavoidable damage by the elements and unless remedial steps are taken shortly, the building will deteriorate beyond salvage; that it is proposed to locate the building on the plot at a lawful minimum distance of 5 ft. from the side lot line of the adjoining lot and 14 ft. 4 in. from the rear lot line; that the building will be set back 34 ft. 2 in. from 130th avenue and there will be more than sufficient light, air and ventilation for the future occupants of the building and no deprivation of the same from any adjoining land owner; that there is a one-car accessory garage presently existing on its original footings on the premises; that if this application is granted the garage must be removed, since there would not be sufficient room for the maneuvering and parking of an automobile; and

WHEREAS, the applicant contends that on July 25, 1916 the portion of the property within 100 ft. of Brookville boulevard, as then mapped, was zoned for business and the remainder for residence; that at that time the entire property was zoned as a one times height district and a D area district; that on October 26, 1934 the business portion was changed to a residence district and on the same date the portion of the property within 100 ft. of Laurelton parkway was changed to a ½ times height district and an F area district and the remainder to an E area district; that on June 30, 1952 the present area designation became effective and the portion of the property more than 100 ft. from Laurelton parkway was changed to a class ½ height district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, after careful consideration, the Board deems that the building should not be left on the lot as indicated; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 204/52, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

489-53-BZ

APPLICANT—Morris Rothstein and Son, for Samuel Match, owner.

SUBJECT—Application June 26, 1953—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use, D area and a class 1 times height district, the erection and maintenance of a

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class A multiple dwelling and garage for more than five cars, in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2717-2727 East 28th street, 2729-2741 East 28th street, east side, 127.81 and 101.91 ft. north of Shore parkway and 3655-3677 Shore parkway, north side, 95 ft. east of East 28th street (Block 7501, Lots 104 and 112), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy, G. P. Lane and Arnold Rothstein.

For Opposition: George W. Brickfield, N. Cardlin, Helen Kudia, Henry Holtorf, S. Kletzelman, Joseph Savarese, Bernard Mictin, Kathleen Smith, Thomas J. Long, G. Zinn, J. Favilla, Ralph Buono, Ann Bosovich and Ralph L. Buono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to January 5, 1954, at request of objector's representative; no further requests for adjournment; then to January 12, 1954, applicant and objector to file briefs; hearing closed; then to January 19, 1954, for further consideration and decision; then to February 9, 1954, for inspection and decision and to permit two publications in the Bulletin, as legal notice, in view of the submission of amended Application blanks correcting the prior affidavit as to ownership of the premises; on February 9, 1954, recessed to February 10, 1954 for vote by the Board on the motion to grant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Shore parkway are in residence and business use, D area, class 1 height districts; East 28th street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1953 acting on N.B. Applic. 594-53, reads:

"1. Proposed multiple dwelling exceeds height allowed for areas within two miles of Airport in violation of Article 3 Section 9A subdiv. (a) of the Zoning Resolution."

and the decision of the borough superintendent, dated June 22, 1953 acting on N.B. Applic. 595-53, reads:

"1. Proposed multiple dwelling exceeds height allowed for areas within two miles of Airport in violation of Article 3 Section 9A subdiv. (a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 265.37 and 137.44 ft. frontage by 369.39 ft. in depth, irregular, presently vacant; that it is proposed to erect four units, each to be used as a class A multiple dwelling and garage for more than five motor vehicles, six stories, 63 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that the site is situated 1.89 miles from the nearest boundary line of the Floyd Bennett air field; that the proposed buildings are six-story apartment houses for 240 families, located on the east side of East 28th street and the north side of Shore parkway; that the area of the buildings at the typical floor level is 43,998 sq. ft., occupying 33% of the plot; that the buildings are set back 10 ft. from all streets upon which they face; that the proposed buildings constitute a low rental cooperative housing project under section 213 of the Federal Housing law, and the site has been approved by the Federal Housing Administration; that part of the project faces on Shore parkway, which is over 100 ft. wide; that there are several streets in the same height district much nearer the airport

than this site, varying in width from 80 ft. to 100 ft., upon which buildings may rise to a height of 70 ft. or more, and there are actually now several six-story buildings in existence much nearer the airport; that section 9A of the zoning resolution empowers the Board to grant variances and as the proposed variance appears to be in harmony with the general purpose and intent of this section, it is requested that this appeal be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, report of which is as follows:

REPORT OF COMMITTEE

February 8, 1954

2729-41 East 28th St. and
3655-77 Shore Parkway
Borough of Brooklyn.

This application for a zoning variance under Section 9-A was filed by Morris Rothstein & Son as applicants for Samuel Match, owner, on June 26, 1953. The application blank filed, signed by Samuel Match and sworn to before a Notary Public, states in the "Affidavit of Ownership" that he is the owner in block 7501, of lots 104 and 112. Item 11 of the application blank asks "How long has the present owner held title to the property?". The answer given on the date of filing is 5-6-52, 6-16-52, 1-27-53 and 2-4-53. These latter answers were amended on October 16 and November 16, 1953 by H. B. F. who is not identified.

In checking the ownership, the Board noted the action of the Board of Estimate under Cal. No. 467 on October 8, 1953 of the sale of a portion of the bed of East 29th Street, adjacent to blocks 7501 and 7502, to Wesley A. Roche, and the Chairman was informed by Assistant Corporation Counsel Pritzker that negotiations to acquire the bed of East 29th Street commenced in January 1953 and were finally consummated following the above Board of Estimate action. It was represented that Wesley A. Roche was the sole owner of the property adjoining the street to be closed. This was confirmed by the Corporation Counsel in the examination of title. A copy of deed recorded December 23, 1953 has been filed with the Board showing that the property in question, referred to as in Block 7501C, was deeded on December 10, 1953 by Wesley A. Roche as follows:

To Wesley A. Roche	¾ interest
To Samuel Match	1/8 interest
To William Lande	1/8 interest

Dimensions of property in deed coincide with the dimensions given on area plan filed with this application to the Board on June 26, 1953.

Three corrected application forms were filed with the Board on January 15, 1954 stating the names of the owners of record and signed and sworn to before a notary. It is stated by their attorney that Samuel Match was the owner of an equitable interest—but not the owner of record at the time of the filing of the application.

The only question before the Board as to zoning is the height of two of the four multiple dwellings which, because of their nearness to 60 ft. streets cannot rise to the height proposed of 63 ft. for all four of the buildings. The building #4, fronting on the parkway, could rise to 87 ft. and #3 to about 70 ft. Buildings 1 and 2 are limited to 52 ft. 6 in. because the premises are within 2 miles of Floyd Bennett Field, designated as an "airport" in the Zoning Resolution under Section 9-A. The distance is given as 1.89 miles. The extra height requested is for buildings 1 and 2 of approximately 10 ft. for each, or one story. No building is to exceed the six story height or 63 ft. to top of roof beams without any setback stories above that height.

The corrected applications have been accepted in place of the application filed on June 26, 1953, which did not truthfully set forth the owner of record required of all the premises involved. Required publication has appeared in the bulletin.

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The Board is not governed by Section C26-103 of the Administrative Building Code defining the term "Owner". The Board requires that the affidavit on the application shall be signed and sworn to before a Notary Public by the owner of record.

The premises and area have been inspected by a Committee of the Board. As pointed out the buildings are proposed to be of the same height namely six stories not to exceed 63 feet to the main roof beams. Two of the buildings could go higher under the provisions of the zoning resolution based on the width of the wider streets. It is committee's opinion that the equalization of height produces a more reasonable condition and is an appropriate case to permit the extension in height of not over one story for the two buildings adjacent to sixty foot streets where at the street line the height is limited to 52'-5". Multiple dwellings are permitted in this area and could rise higher with setbacks except for the section 9-A requirements.

The Committee recommends that the application be granted under the terms of Section 9-A, Subdivision C of the Zoning Resolution, to permit the greater height not to exceed 63 ft. as proposed, provided the plot as described shall be divided into zoning lots, to show required open spaces and access to a public street for each building, and provided the total plot shall not be reduced but shall be used in its entirety for the four 6-story Class A multiple dwellings and accessory garages and open space for planting, lawns and walk as proposed.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
SEAN P. KEATING,
Commissioner,
EDWARD CONNORS,
Deputy Fire Chief.

WHEREAS, it was apparent that those in opposition were opposed to the closing of 29th street by the Board of Estimate and to erection of apartment houses, but had little to say as to the specific matter before the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the requirements of the zoning resolution Section 9A as to airport areas, and that the application be and it hereby is *granted* in accordance with the above cited report of the committee, *on condition* that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

538-53-BZ

APPLICANT—Theodore L. Soontup, for Lorraine M. Petracca, owner.

SUBJECT—Application July 10, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of a one story business building to be used for more than the permitted percentage of manufacturing (not incidental to retail business), storage, loading space and office.

PREMISES AFFECTED—45-18 80th street, west side, 98.51 ft. north of 47th avenue (Block 1532, Lot 13), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: Frank D. O'Connor, John Walsh, Francis J. Sortino, Mrs. Catherine Regan and Mrs. Mary Zirilli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; applicant to inform the Board who the lessee is to be; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1½ height district; 80th street is in retail, business and unrestricted use, B area, class 1½ height districts; 47th avenue is in retail and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1953 acting on N.B. Applic. 2524-53, reads:

"1. Use of premises located in a retail use district as office space, storage space, loading space & manufacturing is contrary to Art. II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 56 ft. front by 100 ft. in depth, irregular, one story in height, of class 3 construction, to be used 100% for manufacturing; and

WHEREAS, the applicant requests that a variance be granted to permit manufacturing on 100% of this site in lieu of the existing restrictions limiting manufacturing to only 5% of the accessory use of the proposed structure; and

WHEREAS, the applicant contends that the plot is rectangular in shape measuring 60 ft. in frontage by 100 ft. in depth totaling 6,000 sq. ft.; that 40 ft. to the north are four one-story garages and a one-story frame gasoline station; that the easterly and southerly areas directly across the street are unrestricted consisting of two, three and one-story masonry manufacturing plants and one-story brick garages and parking lots; that it is proposed to erect a one-story masonry structure, 5,680 sq. ft. in area, with unit heaters, toilets and loading space, to be used for manufacturing purposes; that because the noises and sounds coming from the existing factory buildings precludes any favorable utilization of this site for any other type of structure except manufacturing use, it is requested that a permanent variance be granted, or a variance for a minimum period of 25 years, to permit manufacturing use of this site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2524/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

540-53-BZ

APPLICANT—Burke, Morrison and Green for Long Island Tinsmith Supply Corporation and August C. Henke, owners.

SUBJECT—Application June 26, 1953 (decision of the borough superintendent), under sections 7e, 7c and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a business building, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124,

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formerly Block 218, Lot 47), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Harvey C. Lucks and Irving Albert.

For Opposition: John F. Dufficy, Mrs. J. Muller, Mrs. S. Uresk, Anna Auble, Mary E. Wilson, Mildred Amesbury, Charlotte E. Smith, Gertrude C. Ellis, Vincent Guerriere, Rose A. King, Bertha Bauer, Libbie Huber, Irene J. Ring, M. Gillio, Mrs. M. Parisi, M. Reidy, A. Whitney, I. Nash, Carolina Adams and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 111th street are in residence and business use, C area, class 1 height districts; Jamaica avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1953 acting on N.P. Applic. 1242-53, reads:

"1. Proposed location of a commercial building on a lot which is partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Proposed location of a curb cut more than 25'-0" from the corner in a transition area is contrary to Sec. 7A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, irregular, with an open ramp and loading platform; that it is proposed to erect a building 48.6 ft. by 100 ft., one story, 19 ft. in height, of class 3 construction, to be used as a shipping, receiving and storage of tinsmith supplies; and

WHEREAS, the applicant contends that the present area and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the plot consists of what is at present two tax lots, each 50 ft. by 50 ft. in size; that the southernmost of these lots (old lot 124) has been occupied by a one family dwelling; that Alt. Applic. 662-53 has been filed and approved to reduce this lot to 30 ft. by 61 ft., which lot has been assigned a new tentative lot number of 125; that the balance of old lot number 124 is being consolidated with old lot number 127 and this entire plot has been assigned the new tentative lot number of 124; that on the northerly side of these two lots (abutting property on Jamaica avenue under the same ownership), there is an open ramp and loading platform constructed without a permit; that it is proposed to enclose this ramp and loading platform with a one story masonry building to be used for shipping, receiving and storage in conjunction with owner's business on adjoining plot; that the building will be one story in height, without cellar and with a face brick facade; that all operations will be confined to the interior of the building; that openings in lot line walls will be filled with approved glass block to minimize any possible effect upon adjoining property; that the opening between the new building and the existing buildings on Jamaica avenue will be equipped with three hour fire doors; that the building will occupy less than 60% of the lot and it will therefore comply with area coverage requirements in a C area district; that although the building will be used almost entirely for loading and unloading space, and although a small part

of the building is in a business zone, no consideration is being requested for additional coverage under section 19A; that the building supplies store and warehouse fronts on Jamaica avenue in one of the busiest sections of Jamaica avenue; that at the present time it is necessary for the trucks to unload in the front of the store and this has created a traffic hazard; that the objective of this case is to relieve the traffic situation and to reduce the amount of liability that may be caused by such loading and unloading on Jamaica avenue by placing the same in the rear of the premises; that the building on the southwest side of Jamaica avenue and 111th street has been extended for business up to the depth of 134 ft., and therefore the inclusion of business on the southeast side of 111th street and Jamaica avenue up to a similar depth would in no way be extending a business area which would be entirely out of conformity with the remaining residential area to the south; that block 9301, lot 124 is at the present time under the ownership of August Henke who lives in the one family house situated on that particular site; that however, it is under contract of purchase to the Long Island Tinsmith Supply Corporation pending on the Board's granting a variance so as to permit the desired use; that in the event the Board grants such application, this house will remain as a buffer between the residential area and the proposed business area for the unloading and loading of tinsmith supplies; that the Long Island Tinsmith Supply Corporation will rent these premises to any individual desiring to live there; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which found that the premises are now being used without a permit presumably for the same use as proposed except that the loading space is in the open and that there is no building as is now proposed to be erected over such loading dock, and it is recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of the premises and the erection of the building, substantially as proposed and as indicated on plans filed with this application marked "Received June 26, 1953" (4 sheets), "November 18, 1953" (1 sheet) and "January 27, 1954" (1 sheet), *on condition* that the lots to the south with a two-story frame building thereon shall remain occupied for residential use as at present under the same ownership to act as a buffer and shall not be used in any way with lot 124, as proposed; that the loading building and use shall not be extended beyond what is herein permitted and shown on such plans and for use only in conjunction with the premises under the same ownership facing on Jamaica avenue, as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that fences shall be maintained on the lot lines and street building line as proposed with no openings therein except to 111th street, as shown, where an opening may be permitted of a width not over 15 feet and fitted with gates of similar construction as the fences; that the premises shall be paved with concrete; that there shall be no windows opening to the rear and any openings proposed in the rear shall be filled with glass blocks as approved for exterior walls; that no signs shall be erected on the premises, except there may be a small sign not over 15 sq. ft. in area attached to the fence at the street line, stating that these premises are for the private use of the company; that opposite the opening in the fence there may be a curb cut of similar width; that such portable fire-fighting equipment shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

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619-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Vista Terrace Homes Corp., owner.

SUBJECT—Application August 4, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a six story and cellar multiple dwelling.

PREMISES AFFECTED—147-20 Sanford avenue, south side, 100.40 ft. east of 147th street and 147-11 to 147-25 Ash avenue (Block 5377, Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph W. Ryan.

For Administrator: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sanford avenue and Ash avenue are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1953 acting on N.B. Applic. 2374-53, reads:

"1. Proposed 6 story & cellar, multiple dwelling, to be erected at the above location, is not permitted, in that it is located in an E-1 Zone. Sec. 15A.a. of Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 166.27 ft. frontage of 274.67 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in a class C area district and was changed to its present area designation February 7, 1940; that it is proposed to erect a modern six story and cellar multiple dwelling with garage facilities in the cellar; that the building will have a frontage of 82 ft. and a depth of 202 ft. with a height of 60 ft. 11 in.; that all rules and regulations governing courts, yards, height and area will be complied with for an E-1 zone, so that the only exception and variance requested is to have the building contain 78 families; and

WHEREAS, the applicant contends that lots 1, 3, 6 and 10, immediately adjoining to the west, will not be affected as their rear yards adjoin the premises in question, and in addition a 44 ft. wide side yard will be provided along the entire westerly side of the lot; that a 40.27 ft. wide side yard will be provided along the easterly lot line; that these side yards are as wide as streets so that adjoining premises to the east and west are assured of better permanent light and ventilation than if a building were erected for one family and located only 5 ft. of the side lot lines; that the proposed building will set back 32.63 ft. from Ash avenue and 40 ft. from Sanford avenue, although in an E-1 zone a 15 ft. setback would be sufficient; that the land is so high in assessed value as to prohibit the erection of a one family dwelling; that within the affected area, in a C zone, block 5374, lot No. 38, there is a six story multiple dwelling and lots 46 to 58 inclusive are developed with attached brick homes, so that the proposal is in keeping at this point; that the proposed multiple dwelling will be in complete harmony with the affected area and the public health, safety and general welfare will be secured by the above proposed provisions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and after careful review of all the buildings in the area and the general uses, the

committee recommends that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2374/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

638-53-BZ

APPLICANT—Leo Kornblath, for Jack Auster, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—418-420 West 53rd street, south side, 275 ft. west of 9th avenue (Block 1062, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

Affirmative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for inspection and decision without further argument; then to February 9, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 53rd street is in residence, retail and business use, B area, class 1½ height districts; 9th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1953 acting on Alt. Applic. 1213-53, reads:

"1. Parking and storage for more than five (5) motor vehicles is not permitted under Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that although at present this site is located in a residential district, the entire character of this area, and in particular this neighborhood, has changed in that there are many non-conforming uses other than residences or multiple dwellings; that throughout the entire street there are minor businesses being conducted in residential buildings and directly across the street is a parking lot, 100 ft. wide, going through from West 53rd to West 54th streets; that on the same side of the street as the subject property, there is a parking lot for the storage and parking of motor vehicles, 50 by 100 ft.; that these parking lots, constantly filled, serve a specific need within this area which is congested with trucks and passenger cars throughout the entire day; that located within a 500 ft. radius of this site are hospitals, schools and churches, all requiring temporary parking facilities of which there is none to be found; that it is proposed that this site be utilized for the storage and parking of more than five motor vehicles with the necessary woven wire fences, timber bumpers for protection of adjacent buildings and curb cuts at the front entrance, together with a 10 by 10 ft. shanty to be used as a control office; and

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WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received September 10, 1953" (2 sheets) and "November 18, 1953" (1 sheet), *on condition* that all uses on the premises shall be completely removed and the premises leveled substantially to the grade of West 53rd street and surfaced with clean gravel, steam cinders or other suitable material, treated with a binder and properly rolled; that on the lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that along the street building line there shall be a similar fence with an opening for exit and entrance not exceeding 15 feet with curb cut opposite of similar width; that proper bumpers shall be maintained against all fences and walls for protection and placed at a suitable distance therefrom; that proper aisles shall be maintained at all times for easy entrance and egress; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be a building for the attendant, not over 100 sq. ft. in height and one story in height, which may be of frame, located near the entrance; that there shall be no signs maintained except one attached to the fence near the entrance, advertising only the parking and storage use, rates charged and such other information as the commissioner of licenses may require; that such sign shall not exceed 25 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

673-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw, owner.

SUBJECT—Application September 16, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto showroom, lubritorium, car wash, motor vehicle repairs, sales and office, and to permit the parking and storage of motor vehicles for a term of twenty years.

PREMISES AFFECTED—196-29 Hillside avenue, 87-88 to 87-90 197th street, northwest corner, and 192-42 Foothill avenue (Block 10509, Lot 265), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hillside avenue and Foothill avenue are in a residence use, E-1 and G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 21, 1953 acting on N.B. Applic. 3211-53, reads:

"1. The proposed use of gasoline service station, auto showroom, lubritorium, minor auto repairs, car washing, office & sales, & parking & storage of motor vehicles in a res. use dist., is contrary to Art. 2, Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 129.83 ft. frontage by 150 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern auto showroom and gasoline service station consisting of ten 550-gallon storage tanks and six approved type gasoline pumps; that the proposed showroom and accessory building will be of class 3 construction with a frontage of 75 ft., an irregular depth of 50 ft., one story in height and contain conjunctive uses of lubritorium, car wash, minor auto repairs and office and sales; that a part of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Hillside avenue is a main auto lane leading across Queens and as such the proposal of a joint auto showroom and gas station is a required service and in keeping at this point as there are no other like uses within the affected area; that the proposed development will be highly modern in design and will be in keeping with any future development in this area; that the premises opposite in blocks 10530 and 10472 are in a restricted retail zone and Hillside avenue, with its large auto traffic and attendant noise and fumes, make the site undesirable for residence use; that the irregular shape of the site and the manner in which it projects towards the business use also renders the site unsuitable for residence use; that the high assessed value of the land renders the site too costly for a residence and there are sufficient stores in the area for public needs; that a 55 ft. deep landscaped area will be maintained as a buffer to the residence zone; that the proposed auto showroom and gas station will be in complete harmony with the affected area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3211/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corporation, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sales room and office, and to permit the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner (Block 6435, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Lester Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the

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bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cropsey avenue and 18th avenue are in a business use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1953 acting on N.B. Applic. 294-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, salesroom, parking & storage of motor vehicles on premises located within a business use district violates Art. II Sec. 4a-46 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 96 ft. 10¾ in. and 100 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon storage tanks and six gasoline pumps; that the proposed accessory building will have a frontage of 54 ft. and a depth of 28 ft. 8 in., one story in height, of class 3 construction and contain the conjunctive uses of car wash, lubritorium, minor auto repairs and sales room; that a part of the open site will be reserved for parking and storage of motor vehicles; that a 5 ft. 6 in. high woven wire fence will be erected on all lot lines and a 5 ft. wide planted area will be maintained on the westerly lot line to afford adjoining premises additional light and ventilation and act as a buffer to the use on said premises; and

WHEREAS, the applicant contends that the proposed parking and storage of motor vehicles on the site will help alleviate the parking problem in the affected area; that Cropsey avenue and 18th avenue are main auto lanes leading across Brooklyn; that there are many non-conforming uses within the affected area; that block 6435, lot 1, block 6437, lot 4 and block 6464, lot 16 contain motor vehicle repair shops; that although Cropsey avenue is zoned for business the many non-conforming uses have changed the character of this street and the proposal would therefore be in harmony with Cropsey avenue at it has developed; that there are no other gas stations within the affected area and the large transient traffic and home development in the area have made the proposed gas station a required service at this time; that there are sufficient stores in the vicinity for public needs and the high value of the land makes it necessary to develop with the only feasible use as proposed so that the owner may receive an equitable return on his investment and continue to pay city taxes; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7. Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received September 28, 1953" (3 sheets) *on condition* that complete working drawings shall be submitted within two months for further consideration by the Board and imposition of conditions and after approval of same that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:00 P. M., except as to Cal. No. 489-53-BZ which was recessed to February 10, 1954.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

796-51-SM

APPLICANT—Trageser Copper Works, Inc., owner-manufacturer.

SUBJECT—Application reopened October 27, 1953—re Trageser Copper Core Automatic Gas Water Heater, Models CWH30, CWH45, CWH60 and CWH80 (previously approved).

APPEARANCES—

For Applicant: M. L. Green.

ACTION OF BOARD—Resolution amended, in accordance with report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

Re: 796-51-SM

January 8, 1954

Subject: Amendment of resolution to include additional models of Trageser Copper Core Automatic Gas Water Heaters.

The Board of Standards and Appeals February 5, 1952 approved the Trageser Copper Core Automatic Gas Water Heaters, Models CWH30, CWH45, CWH60 and CWH80 under the provision of C26-178.0.b. and Art. 12 of the Administrative Building Code. This resolution was amended July 3, 1952. Request was made for a reopening of the case and an amendment of the resolution to include approval of new Models CWH20 and revised designs of Models CWH30 and CWH45. The case was reopened October 27, 1953.

Description

The new model CWH20 has fiber glass insulation and has a capacity of 20 gallons and is of 12 gauge steel lined with copper. The flue way is 16 gauge. The thermostat is a Unitrol A-11 or Triton C40 and C50. The water inlet and outlet connections are ¾".

Revised Model 30 has a capacity of 30 gallons construction and thermostat is similar to Revised Model 20, Revised Model 45 has a capacity of 45 gallons. Its construction and thermostat is similar to Model 20. Model 60 and 80 have not been changed.

Inspection and Test

These revised models were inspected and tested at the plant of the Trageser Copper Work, 5000 Grand Avenue, Maspeth and found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test, and M. L. Green, representing the applicant. These water heater models have been approved by the American Gas Association.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends approval of the amendment of the resolution of the Board of February 5, 1952 to include approval of the Trageser Copper Core Automatic Gas Water Heaters, Models CWH20, Revised Model CWH30, Revised Model CWH45, on condition that in other respects the resolution of February 5, 1952 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1952 in accordance with the above report.

511-52-SA

APPLICANT—William R. Sundmeyer, for Norman Products Co., owner.

SUBJECT—Application July 8, 1952—Norman Three-Sixty Gas-fired Unit Heater, Model RHD-100A, approval of.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 511-52-SA January 5, 1954
Subject: Norman 360 Gas Fired Unit Heater, Model RHD-100A, approval of.

Norman Products Company, Ohio, filed July 8, 1952 an application with the Board of Standards and Appeals for approval of the appliance known as the Norman Three-Sixty (Gas Fired Unit Heater) Model RHD-100A, under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas fired unit heater for use in domestic and commercial installation, but not to be used in garages or places of explosive atmospheres.

Description

The appliance consists of the following component parts:

Single port, self piloting flame retention type burner. The pilot is a thermocouple type safety pilot. The heat exchanger is of cast chrome alloy.

The casing, top, bottom and interliner are formed of 18 and 20 gauge cold rolled steel. The interior surfaces are finished in high temperature aluminum paint and the exterior surfaces in baked on paint.

In operation, the circulating air fan delivers a proportion of the air to the sealed burner compartment for use as primary air to the single gas burner. The balance of the circulating air passes over the outside of the heat exchanger and is discharged horizontally from the periphery of the unit in a complete circle. The return air is drawn into the center bottom of the unit.

The unit is equipped with a limit control that will break the circuit to the gas valve if the air discharge temperature rises above a predetermined setting. In addition, a fan control is utilized that enables the propeller motor to continue to run after the thermostat is satisfied until the air discharge temperature is reduced to a predetermined setting.

Inspection and Test

A unit was inspected by Asst. Engr. J. A. Darts, Committee on Test on Springfield avenue, Irvington, New Jersey. The appliance operated as designed and the control functioned as required. The appliance has been approved by the American Gas Association under Certificate No. 4-1086.001. The Underwriters Laboratories has approved the appliance under File MH-5419 Guide No. 160 E. 7.7 for installation with clearances to combustible construction not less than 6 inches from the top; 18 inches from the sides and 6 inches from flue or vent connection.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

approval of the appliance known as the Norman 360 Gas Fired Unit Heater, Model RHD-100A, for use in New York City for domestic and commercial installation, but not to be installed in places of explosive atmospheres when installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code; and further; that there shall be maintained a clearance of at least 18 inches at the top and sides between this device and any combustible materials such as wood floor beams, joist, sheathing, etc., and further that each unit bears a label reading as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 511-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

219-53-SA

APPLICANT—Joseph M. Lonergan, for Hammond-Montel, Inc., owner.

SUBJECT—Application March 13, 1953—Hammond-Montel, Inc. Chemical Feeder (device to add chemicals to water), approval of.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 219-53-SA
Subject: Hammond-Montel, Inc. Chemical Feeder, approval of.

Hammond-Montel, Inc. owner-manufacturer, filed March 13, 1953, an application with the Board of Standards and Appeals for approval of the Hammond-Montel, Inc. Chemical Feeder, under the provisions of C26-178.O.b Administrative Building Code, and Section 170 of the Sanitary Code.

Purpose

This is a device for feeding certain chemicals to potable water to control pipe corrosion.

Description

For this purpose various sizes of tanks pipes and valves are required to take care of load conditions. Essentially a tank or chamber is provided, underslung, supported on legs and made of extra heavy black sheet iron, and connected with piping forming a by-pass from the main water supply line to the chamber and then from the chamber on a return to the main water line. Shut-off valves are provided on both the inlet and outlet pipes to cut the tank out of the circuit if required. In addition a control valve is located on the feed tank inlet line a short distance above the tank itself. On the outlet line from the tank is an air vent cock. Additionally there is a filling plug at the top of the tank through which the chemical enters the tank and drain plug at the bottom for draining and cleaning. There is a plug at one and a hose bit at the other end for sampling purposes and air relief. The line from the main line is one inch in size with a pipe therefrom entering the tank 1/2 inch to 1 inch in size through which the raw water enters. The water entering the tank

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picks up the chemicals (generally sodium silicate although other chemicals are specifically named by the Department of Health for this purpose) in moving through the tank; passes out of the tank at the top and opposite to the inlet side and into the main water line. It is on this line where the air vent and shut-off valve are provided. In order to shunt the water through the chemical chamber a flanged union is installed in the main feed line through the joints of the connection of the lines going to the tank (known as the inlet line), and that coming from the tank (the outlet line). In this flanged union is a restrictive orifice.

Inspection and Test

The appliance was listed at the Department of Water Supply, Gas and Electricity Testing Station, 356 Flushing Avenue, Brooklyn, New York, December 9th and 10th, 1953. Present at the test were E. Bauman, C. De Phillips, B. C. Nesin and T. Burns, representing the Department of Water Supply, Gas and Electricity, C. Barker, and M. Appelboom, of the Department of Health, Asst. Engr. J. A. Darts, Board of Standards and Appeals and Mr. Lonergan, and J. Montel, representing the applicant.

The appliance successfully met the requirements of Section 170 of the Sanitary Code. The complete report of the test is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Hammond-Montel, Inc. Chemical Feeder for voluntary use in New York City under the provisions of C26-178.O.b and Section 170 of the Sanitary Code, on condition that the device be constructed, installed and operated in accordance with this report and the provisions of Section 170, Sanitary Code, and that each device bear a label permanently affixed by reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 219-53-SA," and further that the chemical used with this device shall be sodium silicate. As the surface depends on a number of variables such as size of pipes, size of buildings to be treated, service results (within the provisions of Section 170 of the Sanitary Code), the water pressure rate and volume of flow, the Committee further recommends that the surface be of such a size as to adequately take care of these conditions within the provisions of Section 170 of the Sanitary Code and further the figures used in the design of the orifice and the plans shall be submitted in accordance with the requirements of C26-164.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

408-53-SA

APPLICANT—Good Humor Corp., Agent, for Fred Hebel Corporation, owner.

SUBJECT—Application May 19, 1953—F.H.C. Vending Machine, Model 2200, (for dispensing Ice Cream stick confections), approval of.

APPEARANCES—

For Applicant: J. F. Glasser.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 408-53-SA

December 28, 1953

Subject: F.H.C. Vending Machine Model 2200 (For Dispensing Ice Cream Stick Confection), approval of.

Good Humor Corporation for Fred Hebel Corp., Chicago, filed May 19, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as F.H.C. Vending Machine Model 2200 (for dispensing Ice Cream Stick Confection) under the provisions of C19-97.d Administrative Code.

Purpose

The appliance is used for dispensing ice cream stick confection.

Description

The appliance consists of an insulated cabinet in which five aluminum wheels or drums with spaces for stick confection, are mounted for rotation about a horizontal axes. Each drum rotates individually and is powered by a stainless steel coil spring; these springs unwind during vending and are rewound during loading. Rotation of the drums is controlled by escape arms which limit the travel to one space for each vend.

A temperature of zero degrees fahrenheit is maintained in the cabinet by means of a $\frac{1}{4}$ horsepower hermetically sealed refrigeration unit of a standard make which is charged with 14 ounces of Freon 22.

Inspection and Test

The appliance was inspected and tested at Penn. Station, New York. Present at the inspection were Asst. Engr. J. A. Darts, Committee on Test and J. T. Glasser representing the applicant. The appliance functioned as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the F.H.C. Vending Machine Model 2200 (for dispensing ice cream stick confection), for voluntary installation in New York City, under the provisions of C19-96.0 Administrative Code, and the instructions of the Fire Commissioner to inspectors as amended May 29, 1946, provided the electrical installation complies with the requirement of the Department of Water Supply, Gas and Electricity, and that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 408-53-SA, and provided, further, that each unit be serviced at least once a year and a record card of inspection be attached to each unit showing such dates of inspection and the names of the inspectors.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

455-53-SA

APPLICANT—Manitowoc Engineering Corp., owner (Metropolitan Dry Cleaning Machinery Co., Agent).

SUBJECT—Application June 4, 1953—Manitowoc Perchlor Dry Cleaning Unit, Model SSS, approval of.

APPEARANCES—

For Applicant: Stanley Goldstein.

MINUTES

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 455-53-SA September 15, 1953
Subject: Manitowoc Perchlor Dry Cleaning Unit, Model
SSS, approval of.

The Manitowoc Engineering Corp., owner-manufacturer, filed June 4, 1953, an application with the Board of Standards and Appeals for approval of the Manitowoc Perchlor Dry Cleaning Unit, Model SSS, under C26-178.0b of the Administrative Building Code. In view of the General Resolution of the Board, November 24, 1953, under Cal. 838-53-GR, the dry load capacity of a dry cleaning unit shall be figured on the basis of 2.8 lbs. per cu. ft.

Purpose

A dry cleaning unit using non-inflammable perchlorethylene as a solvent, having a capacity of 20 lbs. of dry load.

Description

This appliance is an assembly of component parts forming a single dry cleaning unit. The main parts are as follows: Washer extractor, Condenser, Tumbler, and Ventilating system.

The SSS unit is designed to provide a two bath operation.

This is to allow the operator to use a strong soap solution in the cleaning solvent which must be removed by extra use of the solvent washing the garments once they have been subjected to the strong soap solution. To achieve this it is required that there be instead of a single tank, two tanks and similarly to carry out the purpose of the system there are two pumps as well as two filters. The filter is of steel construction having a light weight cover which is secured by a snap ring attachment that supports it continuously all the way around. The entire filter tank is hot-dip galvanized for protection against corrosion. The filter is fitted with 8 stainless steel free flow plates having cloth bags. These plates rest on a manifold at the bottom of the filter. The still is a round steel tank hot-dip galvanized and has a cover which is secured by three hold-down bolts. It has a copper coil tubing which is the heating element. The solvent is pumped into the still tank and the resultant vapors are condensed by cold water coils in the condenser. The condenser and a water separator are placed in one shell. All parts coming in contact with the solvent are of stainless steel, tin dipped copper or special synthetic rubber. The condenser coil is made up of seven pancoil coils of tin dipped copper. It is used to sub-cool the liquids that have been condensed by the condenser. The function of the water separator is to separate the water from the solvent. The water passes out through a tube in the rear of the shell and the solvent drains back into the storage tank. The tumbler is constructed of materials that are resistive to the corrosive action of perchlorethylene. The electrical system is so arranged that the master control switch will have to be in the "on" position before power will reach the tumbler motor. With the master switch in the "on" position, the tumbler is automatically stopped and started by the opening and closing of the tumbler door. The dry load capacity of entire unit assembly is 30 lbs.

Inspection and Test

The apparatus was inspected and tested at 265-19 Union Turnpike, Queens, and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Stanley Goldstein, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends

the approval of the Manitowoc Perchlor Dry Cleaning Unit, Model SSS having a capacity of 20 lbs. dry load, for use in New York City for voluntary installations under the provisions of C26-178.0 Administrative Building Code, on condition that the equipment is as herein described and the solvent used is classed as non-flammable (Perchlorethylene).

The Committee further recommends that in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-inflammable type (Perchlorethylene) shall comply with the requirements of Art. 13 Chap. 19 Administrative Code.

The Committee further recommends that each appliance bear a label permanently attached reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 455-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

471-53-SA

APPLICANT—Columbia Appliance Corp., owner.
SUBJECT—Application June 11, 1953—Columbia Model G,
Dry Cleaning Unit, approval of.

APPEARANCES—

For Applicant: Stanley Goldstein.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 471-53-SA December 9, 1953
Subject: Columbia Model G Dry Cleaning Unit, approval of.

Columbia Appliance Corp., owner-manufacturer, filed June 11, 1953, an application with the Board of Standards and Appeals for approval of the Columbia Model G Dry Cleaning Unit, under C26-178.0.b Administrative Building Code. The application was placed on the calendar of September 22, 1953, but was taken off the calendar for further consideration for the purpose of determining the load. In view of the General Resolution of the Board, November 24, 1953, under Cal. 838-53-GR, the dry load capacity of a dry cleaning unit shall be figured on the basis of 2.8 lbs. per cu. ft.

Purpose

A dry cleaning unit using non-inflammable perchlorethylene as a solvent; having a capacity of 8.5 lbs. dry load.

Description

The cleaning system is made up of four basic parts:

1. Cleaner-Extractor
2. Filtering Unit
3. Reclaimer (Still) Unit
4. Cabinet.

The entire cleaning system has a dry load capacity of ten pounds. The solvent used is perchlorethylene rated by the Board of Fire Underwriters at zero flammability.

The cleaner-extractor consists of a tumbler with a horizontal plane extracting system contained in one housing. The solvent capacity is 17 gallons, cleaning speed is 30 RPM and extracting speed is 550 RPM. The motor is a 1/3 horsepower Century ball-bearing grease packed double sealed type.

MINUTES

The filtering unit consists of sealed bags having a filtering capacity of 1,200 to 1,500 garments with a rate of flow of 600 gallons per hour. The solvent turn-over in the cleaning compartment is once each minute. The solvent capacity is 17 gallons when empty. The number of bags contained in the unit is 8, having a filtering surface of 47 square feet. The pump employed in the filtering unit is a Westco Turbine type equipped with a 30 pound relief valve. The motor is a $\frac{1}{3}$ horsepower Century ball bearing grease packed double sealed type.

The filtering unit also has a solvent cooler having 13 square feet of cooling surfaces and a ventilator with a capacity of 1,100 cubic feet per minute having its own $\frac{1}{4}$ horsepower Century motor.

The reclaimer unit has a rate of distillation of 20 gallons per hour with a storage tank capacity of 20 gallons each. The reclaimer unit has an Armstrong steam trap having a 20 pound capacity. The steam regulating valve of the reclaimer unit is a Cash Acme set for $6\frac{1}{2}$ pounds at 65 pounds pressure with a relief side set for 13 pounds at 65 pounds pressure. The reclaimer pump motor is a General Electric 5 watt motor of approximately $1/150$ horsepower.

All of the foregoing basic parts of the unit are housed in a metal cabinet.

Inspection and Test

This apparatus was inspected and tested at 47-29 Vernon boulevard, Long Island City, and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, and Stanley Goldstein, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Columbia, Model G Dry Cleaning Unit, having a capacity of 8.5 lbs. dry load, for use in New York City for voluntary installations under the provisions of C26-178.0 Administrative Building Code, on condition that the equipment is as herein described and the solvent used is classed as non-flammable (Perchloroethylene). The Committee further recommends that in the event, the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0d Administrative Code, and all installations in which the solvent used is not of the non-flammable type (Perchloroethylene) shall comply with the requirements of Article 13, Chapter 19, Administrative Code. The Committee further recommends that each appliance bears a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 471-53-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

577-53-SA

APPLICANT—American Gas Furnace Co., owner.
SUBJECT—Application July 13, 1953—American Gas Furnace Co., Ammonia Dissociator (as used with Atmosphere Tube), of Muffle Furnace, approval of.

APPEARANCES—

For Applicant: Frederick C. Schaefer and Harold Olson.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 577-53-SA

December 10, 1953

Subject: American Gas Furnace Co. Ammonia Dissociator as used with Atmosphere Tube of Muffle Furnace, approval of.

The American Gas Furnace Co. of Elizabeth, N. J., filed July 13, 1953, an application with the Board of Standards and Appeals for approval of the American Gas Furnace Co. Ammonia Dissociator as used with atmospheric tube or muffle furnace.

Purpose

A device to dissociate nitrogen and hydrogen for use in heat treatment of steel.

Description

The applicant contends that the application covers the approval of a device known as a Gas Dissociator, which contains a coil of heat-resisting alloy metal through which ammonia is passed. The ammonia, when passed through the high temperature chamber, dissociates and is thereby made into a useful atmosphere gas to protect heat treated work from becoming scaled.

There is no connection either in the furnace where the atmosphere is used or in the Dissociator between the combustion chamber and the ammonia gas, this being a sealed system. However, all the combustion burners are American Gas Furnace Company Style A, B and C as previously approved under Board of Standards and Appeals Calendar No. 487-50-SA.

There are no special safety devices commercially used; however, the application of the ammonia itself in this manner constitutes a safety device. In other words, should a leak ever occur in the cracking coils, the ammonia passes into the heating chamber and, being heated to a high temperature, simply burns with a very distinctive colored flame. Ammonia consumed in this way is not toxic and simply burns to water vapor and nitrogen.

The same principle applies in the furnace where the dissociated ammonia is used, that is to say, if a leak should occur, the gas simply burns.

This kind of application of dissociated ammonia for metallurgical purposes has been in use for 15 or 20 years with many thousands applications and installations and with no record of any fire or explosion experienced.

In this particular application, the ammonia bottles are placed near a large door just inside the entrance and so located that they could be turned off conveniently without danger. As an additional precaution Ammonia Gas Masks are placed in three different locations on the premises. Using a mask, the ammonia bottle can be turned off should a leak ever occur.

Inspection and Test

The device was inspected and tested at the plant of the Uddeholm Co. of America, 22-14 37th Ave., Long Island City, and found to operate as designed. Present at the test were L. V. Huber, Chief Engineer, Committee on Test, H. Olsen, representing the Uddeholm Co., W. T. Hornbruck and F. C. Schaefer, representing the manufacturer. All pipes carrying gases are colored, Red for city gas, Blue for air, Yellow for ammonia.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the American Gas Furnace Co. Ammonia Dissociator as used with atmosphere Tube or Muffle Furnace for use in New York City, on condition that the device shall bear a label permanently affixed read-

MINUTES

ing: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 577-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

786-53-SM

APPLICANT—Central D Manufacturing Co., owner.
SUBJECT—Application November 5, 1953—Duro Gas Connectors, Models DRB, ARA and ARB, approval of.

APPEARANCES—

For Applicant: Irving Lurtz.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 786-53-SM December 9, 1953

Subject: Duro Gas Connectors, Models DRB, ARA and ARB, approval of.

The Central D. Manufacturing Co. of Culver City, California, filed November 5, 1953, an application with the Board of Standards and Appeals for approval of Duro Gas Connectors, Models DRB, ARA and ARB under the provisions of C26-178.0.b and Art. 12 of the Administrative Building Code.

Purpose

To install gas appliances with flexible connectors so that the appliance can be readily adjusted as to location.

Description

The Duro gas connectors, Model DRB is a flexible metallic connector with female coupling at each end, the connector is made of seamless admiralty brass butting having an OD of $\frac{7}{8}$ " and a wall thickness of 0.016". In the manufacture of the connector the tubing is put on a crimping machine, and is corrugated at the rate of 6 corrugations per inch. After corrugating the tube is annealed and the couplings are then soldered to each end.

The Duro gas connectors models ARA and ARB are of aluminum flexible tubing with .049 wall certified $\frac{5}{8}$ " tubing with die cast aluminum fittings. The fittings are $\frac{5}{8}$ " flare by $\frac{3}{4}$ " F. with straight and elbow adapters and $\frac{5}{8}$ " flare nuts. Model ARA comes in lengths from 18" to 72 inches and in weights from 9 to 25 lbs. Model ARB in same lengths but in weights from 19 to 36 lbs.

Inspection and Test

Models of this device were inspected and tested at 178 Stanton Street, New York City. Present at the test were Chief Engineer L. V. Huber, Committee on Test and Irving Lurtz, representing the applicant. The devices were subjected to air pressure under water without leakage, and to hydrostatic pressure without breakage. These devices have been approved by the American Gas Association Inc. Cert. #P-L-27A1.001 and Cert. #P-L-26A.001.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends

the approval of the Duro Gas Connectors, Models DRB, ARA and ARB for voluntary use in New York City when fabricated of material as herein described, and when manufactured in accordance with this report, and the provisions of Art. 12 Adm. Code (Bldg.), on condition each device be stamped:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 786-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

346-39-SA

APPLICANT—Watts Regulator Co., owner.

SUBJECT—Application for consideration—reopening for test and report—re change in construction—Watts Vacuum Breaker, No. 88 (previously approved).

APPEARANCES—

For Applicant: Robert Armbruster.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

799-49-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report re additional model (4032) re Erie Meter Systems, Inc., Gasoline Pumps Model 4012 Fleet Fueler with filter and Model 4011 Fleet Fueler, less filter and Model 4125 (previously approved).

APPEARANCES—

For Applicant: Frank E. Carney.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

463-53-SM

APPLICANT—F. E. Schundler & Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to additional trade name (Ebbtone)—re Schundler Acoustical Mineral Tile (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

856-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNER OF PREMISES—H. and T. Realty Corp.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #117106.

MINUTES

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: William Roth.

For Owner: Harry A. Yarish.

ACTION OF BOARD—Appeal granted, revoking Certificate of Occupancy #117106. See resolution of Board adopted this day under Cal. No. 869-53-A.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant states that the building is one and two stories, 18 ft. in height; 20 ft. by 95 ft. in area, of class 3 construction, erected 1904 and 1920, located on a lot 20 ft. by 100 ft. in area, in a business use, B area, Class 1½ height district, and used and occupied—1st and 2nd floors as a factory by a single tenant employing 18 persons; and

WHEREAS, Certificate of Occupancy #117106, issued March 26, 1947, to supersede Certificate #89882 issued on Alt. Applic. 9829/29, describes the building as non-fireproof, manufacturing and storage, and permits the following use and occupancy: 1st floor on ground, 5 persons, manufacturing (machine shop) and storage; 2nd floor, live load not stated, 5 persons, manufacturing (machine shop) and storage, and contains the note that the use or occupancy is not to violate paragraphs a or b of Section 4, Article 2, of the Zoning Resolution; and

WHEREAS, the applicant states that the revocation of Certificate of Occupancy #117106, which permits a factory occupancy by 10 persons in the building in question is sought on the grounds that it was improperly issued for the following reasons: (1) the certificate was issued on Alt. Applic 9829/38, which has been approved for factory use by only 2 persons; (2) exits in the building do not comply with the Labor Law; (3) no inspection was made on the certificate of occupancy application so that the conditions at the premises at the time of its issuance were not known; (4) information to establish the safe carrying capacity of the floors is not given and the safe carrying capacity of the 2nd floor is not specified on the certificate; and

WHEREAS, the applicant states that Exit Order #8-52 has been placed for improper egress facilities and that inspection made June 3, 1952, reveals that an additional story has been erected without a permit within 19 ft. high extension at the rear and violation #2398/52 has been placed for doing this work; and

WHEREAS, the applicant states that Alt. Applic. 2498/52 has been filed in the Department affecting these premises and is now pending and has not been approved because it does not provide for compliance with Section 270 of the Labor Law; and

WHEREAS, Exit Order #8-1952, issued by the Borough Superintendent, June 5, 1952, states that there exists a violation of Section 270 of the Labor Law on these premises in that proper means of egress and exit facilities from the structure have not been provided; and

WHEREAS, Violation #2398/52, issued by the Borough Superintendent, June 5, 1952, states that there exists a violation of Section 211 of the Building and Section C26-161.0 of the Administrative Code in that the alterations made in the rear extension providing steel supported floor at approximately 2nd floor of front of building, also opening cut at rear wall of building at 2nd story, providing access to newly created factory work space at rear without having secured an approved alteration application and permit from the Borough Superintendent; and

WHEREAS, an examination of the records of the office of the City Register indicates that the premises are in the ownership of 383 Douglass Street Realty Corporation, 66 Court street, Brooklyn 1, N. Y.; and

WHEREAS, due notice of this public hearing has been had by publication in the Bulletin of the Board and by notice by regular mail to the owner of record; and

WHEREAS, an examination of the records of the Department of Housing and Buildings indicates that under Alt. Applic. 153/04 it was proposed to alter an existing one story building at the front of the lot, 20 ft. by 30 ft. in area, occupied as a stable shed, by adding one additional story and using the building as a stable and it was proposed also to demolish two existing stables at the rear of the lot; that under Alt. Applic. 11901 of 1920, it was proposed to demolish a one story frame extension at the rear and erect in its place a brick extension, 46 ft. in depth, to make the building 96 ft. in depth on a 100 ft. deep lot; and to continue its occupancy as a factory; that B.N. Applic. 9829, filed August 30, 1938, was to build a new door between buildings and the premises were shown as a single lot, 40 ft. in width, containing a one story building, 20 ft. in width, with a depth of 100 ft. on the easterly half and a 2 story building, 20 ft. front on the westerly half of the lot with a 1 story extension at the rear, with a horizontal opening between buildings on the 1st floor and the buildings were described as occupied on the 1st floor as a factory and light storage and proposed to be occupied on the 1st floor as factory and light storage, and the plans show the westerly building to be then occupied as a machine shop and the easterly building as storage; that this application was approved and permit issued October 19, 1938, and work completed October 31, 1938; and Certificate of Occupancy #89882 issued October 31, 1938, describing the building as a factory and permitting the following use and occupancy: 1st floor on ground, factory and light storage; 2nd floor, live load not stated, 2 employees, factory and light storage, and application for certificate of occupancy under permit #9829/38 was filed with the Borough Superintendent subsequent to March 26, 1947, to supersede Certificate of Occupancy #89882/38, and to permit the following use and occupancy: 1st floor, live load not stated, 5 persons, machine shop, manufacturing and storage; 2nd floor, live load not stated, 5 persons, storage of non-combustible materials, total machine shop, manufacturing and storage, 10 persons; and Certificate of Occupancy #117106 was issued March 26, 1947, permitting the following use and occupancy: 1st floor on ground, 5 persons, manufacturing (machine shop) and storage; 2nd floor, five persons, manufacturing (machine shop) and storage; Alt. Applic. 4649 filed with the Borough Superintendent October 18, 1939, describes the building as 20 ft. front by 60 ft. in depth at typical floor level, and 20 ft. by 100 ft. in area at the street level, 15 and 25 ft. in height, and proposed to convert window opening into door opening at 1st floor; to erect new stud partition for water closet on 2nd floor; and stated that there will be no change in occupancy and no certificate of occupancy was to be issued and describes the existing occupancy prior to alteration as first floor and second floor combined, factory and light storage; that this application was approved October 30, 1939, and permit #8004 issued October 31, 1939, and permit #8045 issued November 1, 1939; construction work was signed off May 23, 1942; and

WHEREAS, the Board found that Certificate of Occupancy #117106 was improperly issued and should be revoked.

Resolved, that the Board of Standards and Appeals be and it hereby does grant this appeal, revoking Certificate of Occupancy #117106. (See resolution of Board adopted this day under Cal. No. 869-53-A.)

869-53-A

APPLICANT—Harry A. Yarish, for 383 Douglass Street Realty Corp., owner (Dean Electronics Corp., lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—383 Douglass street, north side, 330 ft. west of 5th avenue (Block 943, Lot 61), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1953 as to Alt. Applic. 2498/52, reads:

"4. Provide two remote means of egress from all floors to comply with Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 18 and 23 ft. in height, 20 ft. by 96 ft. in area, of class 3 construction, erected about 1904, located on a lot 20 ft. by 100 ft. in area, in a business use, B area, class 1½ height district, and used and occupied since May 1, 1953 as a machine shop, 7 persons on the 1st and 7 persons on the 2nd floor, proposed to be used and occupied; 1st floor, electronics factory (assembly of phonographs)—7 persons; 2nd floor, electronics factory (assembly of phonographs)—15 persons; that the building is provided with one interior 3 ft. 6 in. wide iron stairs enclosed in one hour partitions, equipped with one hour, self-closing, fireproof doors; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, exit order No. 8-1952 was issued June 5, 1952 citing a violation of section 270 of the Labor Law, as follows:

"In accordance with the provisions of Sec. 270 of the Labor Law of the State of New York proper means of egress and exit facilities from the structure at the above location not provided as follows:

First and second story used as a factory employing 7 persons."

and

WHEREAS, Certificate of Occupancy #117106 issued March 26, 1947 upon Alt. Applic. 9829/29 permits the following use and occupancy; 1st floor, manufacturing, machine shop and storage—5 persons; 2nd floor, manufacturing, machine shop and storage—5 persons; total manufacturing and storage of non-combustible materials, and limits the use so as not to be in violation of paragraph a or b of section 4, of the zoning resolution; and

WHEREAS, the applicant states that the front portion of the building was erected as a one story building prior to 1904 then increased to two stories under Alt. 153/04; that in 1920, a one story brick, 19 ft. high extension was erected at the rear under Alt. 8501/20; that the building was occupied as a machine shop from 1920 to 1953; that on March 26, 1947, pursuant to Alt. Applic. 9829/29, Certificate of Occupancy #117106 was issued for machine shop with an occupancy of 10 persons on the 1st and 2nd floor combined; that some time prior to 1953, a tier of beams was installed in the rear extension, converting it from one to two stories in height and the building is now used by the Dean Electronics company with a total of 22 employees on both floors for the assembly of phonographs; and

WHEREAS, the applicant contends that no lacquering, painting, staining or any similar work is done on the premises; that there is no storage of paint, stain, varnish or other combustible materials; that the present metal stairs are 3 ft. 6 in. wide and will be enclosed in fire retarded partition, equipped with one hour fireproof, self-closing doors; and

WHEREAS, the applicant contends that the building will be occupied by a small number of persons; that the building is very small in area and to comply with the requirements would render the building useless for all practical purposes as it would seriously reduce the usable area of the building, and thus cause unnecessary hardship and practical difficulty, and it is therefore requested that the Board grant a vari-

ance so as to permit the acceptance of the exits as shown on plans filed with this appeal, on condition that the building otherwise comply with all laws applicable thereto.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. Applic. 2498/52, Objection 4, and that the appeal be and it hereby is *granted*, to permit the proposed second means of exit from the first and second floors, as shown on revised plan marked "Received January 20, 1954" (2 sheets) and "February 2, 1954" (1 sheet), *on condition* that an additional door with a vestibule shall be installed in the front portion of the factory to the stairhall; that the other means of escape by means of steps into the passage from the rear of the second floor and the new fire escape balcony at the second floor with counterbalanced stairs to street shall be installed and maintained; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and a new certificate of occupancy shall be obtained in place of certificate of occupancy revoked this day by resolution adopted under Cal. No. 856-52-A.

420-53-A

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (Block 3280, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the portion of the decision of the Borough Superintendent, dated January 4, 1954, on Alt. Applic. 233/53, which is the subject of this appeal reads:

"S.3. Extension of business use into an additional part of an existing frame building is contrary to Sect. 4.1.5.

S.4. Show capacity of dry cleaning units comply with Sect. 53(a) of the Z.R."

and

WHEREAS, in addition thereto the decision of the Borough Superintendent, dated January 4, 1954, contains the following objections which are not subject to this appeal:

"A-1. Creation of a dry cleaning establishment in a frame multiple dwelling is contrary to Article 13, Subdivision 2, Par. 3 of the Administrative Code.

A-2. Operation of the proposed dry cleaning establishment on the 1st story of a multiple dwelling, constitutes a nuisance under Section 309, Subdivision 1B of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 3 stories, 37 ft. in height; 40.73 ft. by 82 ft. 7 in. in area at street floor, 40.73 ft. by 67 ft. 7 in. average in area at typical floor, of class 4 construction, erected in 1900, located on a lot 40.73 ft. front by 114.8 ft. in depth, in a business use, B area, Class 1¼ height district, and used and occupied since 1900—cellar, storage, no persons; 1st floor, 2 stores and 2 families, 10 persons; 2nd floor, 2 families, 4 persons; 3rd floor, 2 families, 4 persons, for which no certificate of occupancy has been issued; that the building is proposed to be used and occupied as follows: cellar, storage in connection with one of the stores on the 1st floor and a portion of the cellar

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to be used accessory to the tailoring shop on the 1st floor, no portion to be used for dry cleaning or the storage of clothes newly cleaned; 1st floor, 1 store and 1 tailor shop, with accessory dry cleaning, 5 persons; 2nd floor, 2 families; 3rd floor, 2 families; that the building is provided with one interior wood stairs, 3 ft. wide, enclosed in partitions of wood studs, lath and plaster, equipped with hardwood doors which are not self-closing; that stair hall leads direct to street and to roof bulkhead; that in addition there is one fire escape at the rear extending to roof by ladder; and

WHEREAS, the applicant states that the building is an old law tenement erected under N.B. Applic. 271-1900, and has been occupied since erection as follows: cellar, ordinary storage and boiler room; 1st floor, 2 stores and 2 families; 2nd and 3rd floors, 2 families each; and

WHEREAS, the applicant states that it is proposed to alter the 1st floor by removing the apartment arrangements behind the stores and extending the business use for the full depth of the 1st floor and to occupy the building after the alteration as follows: cellar, ordinary storage for stores and use of the portion of the cellar by tailor shop, excluding the storage of recently cleaned clothes or any dry cleaning operation; 1st floor, one store and one tailor shop with accessory dry cleaning; 2nd and 3rd floors, 2 families each; and

WHEREAS, the applicant contends that the present owner purchased the property in December, 1952, for the purpose of utilizing the 1st floor for his own tailoring establishment with accessory dry cleaning; that it is proposed to install two units for the cleaning operation with a total dry load capacity of less than 60 lbs. and an area of 2,000 sq. ft. of floor space for the tailoring and cleaning operation on one floor; that the building is classified as an heretofore erected Class A old law tenement; that the 1st floor has been used for business except for approximately 33 ft. since the building was erected; that the Borough Superintendent has not objected to the extension of business under the Multiple Dwelling Law since the extension of a business in a non-fireproof multiple dwelling is permitted under Section 61 of the Multiple Dwelling Law but has only objected under Section 4.1.5; that Section C26-2.0 of the Administrative Code states that the Code does not provide presumptively for matters contained in the charter, Labor Law, Multiple Dwelling Law, etc.; that it is therefore contended that Section 4.1.5 of the Administrative Code cited by the Borough Superintendent should not apply to this structure; that however a reversal of the decision of the Borough Superintendent on these grounds exclusively is not requested; that it is proposed that the Board grant a reversal of the decision of the Borough Superintendent under Section 61 of the Multiple Dwelling Law with such safeguards to life and property as the Board may deem advisable; and

WHEREAS, the applicant contends that the business use, for which the space will be utilized, is a tailor shop with accessory dry cleaning in accordance with the limitations set by Section 4a.53 of the Zoning Resolution; that the solvents used in dry cleaning will be Perchloroethylene, which has no flash point; that outside of the boiler room area in the cellar there will be no open flame; that no permit is requested for this occupancy from the Fire Department as no inflammable liquids will be used; that the cellar ceiling is fire retarded; that it is proposed to enclose the cellar stairs with 4 in. masonry blocks and a new 3 hour fireproof door at top and bottom; that it is proposed that the walls, ceilings, openings into halls and shafts of the new proposed tailor shop comply with the provisions of Section 61 of the Multiple Dwelling Law and any other safeguards the Board may stipulate; and

WHEREAS, the applicant requests the Board consider the hardship which may devolve upon the owner if this appeal is not granted; and

WHEREAS, the applicant contends as to Objection S-4 issued by the Borough Superintendent, that it is proposed to install two Secomatic dry cleaning units, model AHR as approved by the Board under Cal. No. 880-50-SA; that the applicant has been informed by the manufacturer of these machines that they have requested the approval of the Board of the dry load capacity of their units; that the 15 lb. load indicated on

plans filed with this appeal is the actual load used by the owner and is also the load for which the machines were designed; and

WHEREAS, the premises were inspected by a committee of the Board and the matter given careful consideration in view of the type of building, and the committee recommends that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 233/53, Objections 3 and 4 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

620-53-A

APPLICANT—James B. Anderson, Jr., for F. W. Woolworth Co., owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—2923 3rd avenue, west side, 60.77 ft. north of East 151st street (1st and 2nd floors); (Block 2374, Lot 51), Borough of The Bronx.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 14, 1953, reads:

"In reply to your letter of July 8th, please be advised that your request to install a Freon-12 air conditioning system, as proposed, is hereby denied.

You may appeal to the Board of Standards and Appeals for variance."

and

WHEREAS, the applicant states that the building is two stories, 32 ft. in height; 61.77 ft. by 125.33 ft. in area, of Class 3 construction, erected in 1906, located in a business and retail use, B area, Class 1½ height district, and used and occupied since 1917—basement, storage, 2 persons; 1st floor, variety store, 250 persons; 2nd floor, office, 20 persons; no change in use or occupancy is now proposed; that the building is equipped with a one-source sprinkler system in the basement only; that there is an approved interior fire alarm system; that there are two interior 3 ft. 8 in. wide wood stairs, enclosed in partitions of lath and plaster, equipped with wood self-enclosing doors; that stair halls lead direct to street and a ladder and scuttle to roof is provided; and

WHEREAS, the applicant states that the proposed installation will consist of one Westinghouse LU-850 Unitaire Conditioner with 25 h.p. hermitically sealed compressor and a 5 h.p. fan assembly using a charge of 49 lbs. of F. 12 refrigerant; that the installation will be located in a machinery room on the 2nd floor with adequate ventilation of such room by windows opening upon the roof; that a Marley Aquatower will be located on the roof of the 2nd floor for the conservation of water; that the duct work will be through the ceiling of the 1st floor only, and will be equipped with dampers on both supply and return duct; that the lunch counter on the 1st floor will have all open flames hooded and will have its own independent exhaust system; that the entire building is occupied by the owner; that the installation does not constitute a hazard to life or property.

Resolved, that the decision of the Fire Commissioner dated July 14, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the air conditioning system, as proposed and as indicated on plans filed with this appeal marked "Received August 11, 1953" (3 sheets), *on condition* that in all other respects the equipment shall comply with all laws, rules and regulations applicable thereto; that the plans shall show on the elevation through line BB on Sheet 3; that there is a fire damper, as elsewhere shown, both on the feed and on the return ducts.

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658-53-A

APPLICANT—Imre Chairman, for Consolidated Stamp Mfg. Co., Inc., owner.

SUBJECT—Application August 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—44 Warren street, north side, 75 ft. 6 in. east of Church street (Block 136, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman and Peter S. Gluck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 24, 1953, on amendment to B.N. Applic. 528/53, reads:

"1. An engineer's ladder is not an acceptable secondary means of egress in a factory bldg. and is therefore contrary to Sec. 271, Labor Law."

and

WHEREAS, the amendment which was the subject of this decision was filed July 23, 1953, to omit the unenclosed stairs leading from cellar to 1st floor and to substitute an engineer's ladder leading from vault to sidewalk; and

WHEREAS, the applicant states that the building is subcellar, cellar, and 5 stories, 66 ft. in height; 24 ft. 11 in. by 100 ft. 3 in. in area at 1st floor; 24 ft. 11 in. by 85 ft. in area at typical floor; of class 3 construction; erected prior to 1913; located on a lot 24 ft. 11 in. by 100 ft. 3 in. in area, in an unrestricted use, B area, class 2 height district, and used and occupied since 1929 as follows: subcellar, no use; cellar, storage, no persons; 1st floor, store, 6 persons; 2nd floor, offices, 14 persons; 3rd floor, rubber stamp manufacturing, 7 persons; 4th floor, printing, 7 persons; 5th floor, printing, 4 persons; no change in use or occupancy is now proposed; that the building is provided with a non-automatic dry sprinkler system in the cellar and subcellar in accordance with resolution adopted by the Board under Cal. No. 1150-38-A; that there is one interior stairs of steel construction except for the portion from 2nd to 5th floor; that these stairs are 44 in. wide, except between the 2nd and 5th floor where they are 40 in.; that stairs are enclosed at the subcellar with 4 in. blocks and above with studs, wire lath and cement plaster both sides; stair hall leads direct to the street and to the roof bulkhead and is equipped with fireproof self-closing one hour test doors; that there is one fire escape on the front of the building extending to street by two ladders and not to roof; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation #4024-53, was issued by the Borough Superintendent June 8, 1953, for violation of Section 271 of the Labor Law in that exits from cellar and subcellar do not comply with the Labor Law; and

WHEREAS, Certificate of Occupancy #15609, issued September 16, 1929, upon completion of work under Alt. Applic. 1569/26, permits the following use and occupancy: cellar, storage, no persons; 1st floor, store, 4 persons; 2nd floor, storage, 6 persons; 3rd floor, printing, 7 persons; 4th floor, storage, 6 persons; 5th floor, printing, 6 persons; and describes the live load as 120 lbs. throughout; and

WHEREAS, the applicant states that except for the 4th floor the building is occupied by the owner, a manufacturer of rubber and metal stamps, whose main plant is located outside of the city; that the subcellar is not in use and is not entered except occasionally by an elevator repairman; that the cellar is used as a stockroom and no one is employed there steadily; that a small dumb waiter has been installed recently to facilitate and expedite the handling of supplies; that these two stories are equipped with a non-automatic dry sprinkler system with sprinkler heads 25% in excess

of the required numbers and permitted by the Board under Cal. No. 1150-38-A; that no inflammable material is stored in the cellar or subcellar; that the occupancy of the 1st and upper stories has not been substantially changed since the Board's action relating to this building in 1929 and 1938; and

WHEREAS, the applicant states that the amendment filed with the Borough Superintendent relating to B.N. No. 528/53, requested approval of an engineer's ladder as a secondary means of egress from the cellar as a substitute for an unenclosed stairway, previously approved by the Borough Superintendent; that the first means of egress from the cellar is an enclosed incombustible stairway; that staircase partitions on the 1st floor decrease the width of the store to about 12 ft.; that the installation of an additional stairway to the cellar would make the use of the 1st floor almost impracticable; that the Borough Superintendent denied the amendment under Section 271 of the Labor Law; and

WHEREAS, the applicant contends that the owner showed his good intentions when he corrected previously existing exit conditions in cellar and sub-cellar and tried to find ways to install a second stairway; that however there is no possibility of a practical way for such second stair to be installed in the building 23 ft. in clear width; that in view of the fact that the cellar is used for storage only and is equipped with a dry sprinkler system, and no inflammable material is stored therein; that the space lost to the 1st floor through installation of the second stairway would constitute a hardship, and it is requested that the Board grant a variation of the Labor Law as to the cellar exits and permit the acceptance of an unenclosed steel stairway from the subcellar to the cellar and its continuance by steel engineer's ladder to the street, provided with a standard trap door at sidewalk level, all as indicated on plans filed with this appeal; and

WHEREAS, under Cal. No. 1150-38-A, the Board modified Item 1 of Order #1726-LF, issued by the Fire Commissioner requiring the installation of an approved wet automatic sprinkler system in the cellar and subcellar, on condition that there be installed throughout the cellar and subcellar a non-automatic sprinkler system, complying with the Building Code, except that an automatic or other alarm system need not be installed in connection therewith; and that pipe fittings be of malleable iron and the sprinkler heads spaced 25% in excess of the requirements; and

WHEREAS, under Cal. No. 151-29-S, the Board modified Order #50912-LD, issued by the Fire Commissioner, requiring arrangement of the fire escape at the front of the building to conform with Section 271 of the Labor Law and the rules of the Board, particularly in that no stairway from the lowest balcony to ground was provided and also requiring the interior stairway to be extended to the roof; and modified a decision of the Borough Superintendent requiring similar conformance to the Labor Law only so far as it affected the egress and the termination of the fire escape, on condition that two counterbalanced ladders be provided one at each end of the lowest balcony, and modified the order and decision of the Fire Commissioner as to the requirement that the stairway be extended to the roof on condition that a fixed double-rung iron ladder be provided within the stair hall enclosure to the roof and so long as conditions as to occupancy and use remained unchanged and the building be not increased in height or area.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to B.N. Applic. 528/53, Objection 1, and that the appeal be and it hereby is granted, to permit the exits as proposed and shown on revised plans marked "Received January 20, 1954" (7 sheets) and "February 5, 1954" (3 sheets), on condition that the primary means of exit, consist of an enclosed stairway through the building and the exit as shown from the sub-basement with a ladder from basement level to the sidewalk trap door; that such trap door at cellar level shall be equipped with an easy opening device and left openable at all times when building is occupied; that a secondary exit consisting of a fire escape

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as shown, comply with the requirements therefor with a vertical drop ladder to the street, shall be maintained; that the number of occupants per floor shall be limited to that permitted by the primary means of exit; that the existing fire-fighting equipment consisting of a non-automatic sprinkler system in the cellar and subcellar shall be maintained and such additional fire-fighting equipment as the Fire Commissioner shall deem necessary; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

716-53-A

APPLICANT—William J. Minogue, for R. George White and Avalon Foundation, owners.

SUBJECT—Application October 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—713 Park avenue, east side, 60 ft. 5 in. south of East 70th street (6th floor); (Block 1404, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: William J. Minogue.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1953, on Alt. Applic. 1666/52 reads:

"2. The required exit should comply with Article 7 of the B.C. Conditions of the reconsideration under Alt. 1023/51 will be changed by proposed new occupancy on the fifth floor."

and

WHEREAS, an amendment filed June 2, 1953, as to Alt. Applic. 1666/52 requesting reconsideration of Objection 2 was denied by the Borough Superintendent September 17, 1953; and

WHEREAS, the applicant states the building is 5 stories, 58 ft. in height, 20 ft. by 90 ft. in area, Class 3 construction, erected in 1915 on a lot 20 ft. by 105 ft. in area, in a residence use, B area, Class 1½ height district; used and occupied since February 1952: Cellar—storage; 1st floor—office and reception room, 5 persons; 2nd floor—conference, lunch room and office, 4 persons; 3rd, 4th and 5th floors—offices, 5 persons per floor; now proposed to be used and occupied the same except for the 5th floor which is proposed to be occupied for offices and caretaker's apartment, 5 persons. The building is provided with a voluntary standpipe system. There is one 3 ft. wide fireproof stairs, fireproof enclosed, equipped with kalamein, self-closing doors and leading to roof bulkhead; and

WHEREAS, Certificate of Occupancy #39450 issued February 1, 1952, upon completion of Alt. Applic. 1023/51, describes the building as commercial classification, located in a residence use district, and permits the following: Cellar—storage; 1st floor—offices and reception room, 5 persons; 2nd floor—conference room, employees lunch room and office, 4 persons; 3rd, 4th and 5th floors—offices, 5 persons per floor and contains the note that premises are to be used exclusively for offices of the Avalon Foundation, a charitable, philanthropic and eleemosynary organization; and

WHEREAS, the applicant states the building was erected in 1915 as a one-family dwelling and in addition to the concrete arches and steel beams, it has fireproof partitions, steel stairs, steel and wire glass smoke tower in the stairwell from the 4th floor up; that all doors and trim with exception of two on 2nd floor which are hardwood and covered with sprinklers are kalamein; that closet shelving and clothes poles are kalamein; that the kitchen and pantry dressers and cabinets are

kalamein and the only things in the building that could burn are furniture and flooring; that in addition there is a fireproof rear stair from 4th floor down to the first floor; and

WHEREAS, the applicant states that all these facts were brought to the attention of the Borough Superintendent in the request for reconsideration of his objection; and

WHEREAS, the applicant contends that it is a mystery to him as to what difference a caretaker's apartment, small in area, and incidental to the use of the building has to do with the exits; that nowhere in the objection of the Borough Superintendent is a specific section of the Code mentioned; and

WHEREAS, the applicant contends that as the area occupied by the caretaker's apartment is small in comparison to the office space, and is an incidental use and will provide occupancy of the building day and night, thus discouraging intruders; and

WHEREAS, the applicant states that Certificate of Occupancy issued in 1952 on approved Alt. Plan 1023/51 approved the exits and it is therefore his interpretation that if the exits are approved after January 1, 1938, they become ipso facto acceptable under Article 7 of the Code and are legal exits once the certificate of occupancy is issued; and

WHEREAS, the applicant contends that the Superintendent's interpretation that the caretaker's apartment changes the use is not correct; that if a caretaker's apartment were to be considered a change in occupancy a greater part of office and loft buildings in New York City would be in violation of this interpretation; and

WHEREAS, it appears that the building is not of Class 1 construction although it is constructed mainly of fireproof materials but must be classified as non-fireproof construction in view of its construction and erection prior to 1916; and

WHEREAS, the applicant states that the Department of Housing and Buildings permitted this use for an eleemosynary organization after investigating the purpose of the Avalon Foundation, who are the occupants; and

WHEREAS, the applicant states that all of the doors to the exits are fireproof and self-closing.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1666/52, Objection 2, be and it hereby is *modified* and that the appeal be and it is hereby *granted* to permit the rear portion of the fifth floor to be occupied also as proposed for the living quarters of the caretaker of the building, as indicated on plans filed with this appeal marked "Received October 6, 1953" (5 sheets), showing existing conditions as to the building, and existing conditions and proposed conditions as to the fifth floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereafter and shall be maintained as proposed.

807-53-A

APPLICANT—Reuben Rappaport, for James Douglas, owner.

SUBJECT—Application October 23, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—950 St. Nicholas avenue, east side, 31 ft. 7 in. south of West 158th street (Block 2108, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport and James Douglas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1953, on amendment as to Alt. Applic. 1628/53, reads:

"1. Yard area to comply with Sec. 172 subd. 1.

*Note: 13'-0" yard required.
(Reconsideration denied)."*

MINUTES

and

WHEREAS, the applicant states the building is 3 stories and basement, 40 ft. in height, 16 ft. front by 52 ft. in depth, Class 3 construction, erected in 1897 on a lot 16 ft. 7 $\frac{1}{4}$ in. front by 61 ft. 7 $\frac{1}{8}$ in. average in depth in a residence use, B area, Class 1 $\frac{1}{2}$ height district; used and occupied since 1943; Cellar—boiler room and storage; Basement—1 furnished room and kitchen; 1st floor—1, 2-room apartment; 2nd floor, 2 furnished rooms; 3rd floor—3 furnished rooms. No change in use or occupancy is now proposed. The building is provided with one 34 in. wide wood stairs, enclosed in 2 x 4 wood studs plastered, equipped with wood, self-closing doors. Stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, Violation #8754 of 1953 was issued September 10, 1953, for converting the building from a two-family dwelling to a Class B converted multiple dwelling without a certificate of occupancy; and

WHEREAS, the owner was convicted and sentence suspended in Municipal Term, Magistrates court November 6, 1953, on charge of violating the Multiple Dwelling Law; and

WHEREAS, the applicant states that at the time of erection of the building in question under N.B. App. 1755-1897, six similar buildings were constructed at 944 to 954 St. Nicholas avenue, as private dwellings; that at present No. 944, 946 and 954 are being used as Class B multiple dwellings by reason of their conversion prior to 1929; and

WHEREAS, the applicant states that the rear yard depths of these converted dwellings at 944, 946 and 954 St. Nicholas avenue are as follows: 5 ft. 6 in., 5 ft. 6 in. and 11 ft. 6 inches, respectively; and

WHEREAS, the applicant states that 952 St. Nicholas avenue was used as a Class B multiple dwelling until 1950 when the building was sold and such use discontinued.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 1628/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the area of the rear yard as proposed and as shown on the plans filed with this application marked "Received October 23, 1953," (7 sheets), only so long as similar yard conditions as shown thereon exist on the two buildings to the north and three buildings to the south and the court and the side yard exists as shown for the five story multiple dwelling on Lot 35 at the rear, *on condition* that the building shall not be increased in height or area, and in all other respects shall comply with the requirements of the Building Code and the Multiple Dwelling Law for a Class B heretofore converted multiple dwelling; that a certificate of occupancy shall be obtained.

14-54-A

APPLICANT—Lama, Proskauer and Prober, for 9608 Ditmas Avenue Corp., owner.

SUBJECT—Application January 8, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1250 St. Johns Place and 256 Troy avenue, southwest corner (Block 1382, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE OF JANUARY 19, 1954—

Affirmative: Chairman Murdock, Commissioner Keating 2

Negative: Deputy Chief Connors 1

Absent: Commissioner Kleinert 1

THE VOTE OF FEBRUARY 9, 1954—

Affirmative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1953 on Alt. Applic. 4656/53, reads:

"1. The Labor Law, Sect. 270, requires at least two exit stairs enclosed in fireproof partitions and complying in all details with that section of the law, from the second floor.

2. The 2nd floor construction should be sufficient to safety support a live load of 120 lbs. per sq. ft.

3. The exit passage from cellar to Troy Ave. should be not less than 3'-8" in clear width for entire length in compliance with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 28 ft. 6 in. in height, 100 ft. front by 116.7 ft. in depth at street level, 100 ft. front by 32 ft. in depth at 2nd floor level, of class 3 construction, erected 1911, located on a lot 100 ft. front by 120.7 ft. in depth, in a business use, C area, class 1 height district, and used and occupied; cellar, boiler room, restaurant, bar and bowling alleys—185 persons; 1st floor, public market, stores and storage—206 persons; mezzanine, storage—no persons and other store, 50 persons; 2nd floor, billiard parlor—50 persons; that it is proposed to be used and occupied without change—except that the 2nd floor will be used for the manufacture of clothing with an occupancy of 50 persons; that there is one interior stair, 4 ft. wide from 1st to 2nd floor and 3 ft. 8 in. wide at cellar level; fireproof enclosed at cellar and 1st floor and enclosed in fire retarded partitions on the 2nd floor; stair doors are fireproof, self-closing; that in addition there is one fire escape leading to Troy avenue by stairs; and

WHEREAS, certificate of occupancy #115270 issued September 27, 1946 upon completion of work under Alt. Applic. 1283/45 permits the following use and occupancy: cellar, boiler room, restaurant, bar and bowling alleys—185 persons; 1st floor, public market—206 persons; store and storage—50 persons; stores—30 persons; 2nd floor, billiard parlor—50 persons; but does not state the permitted live load on the 1st and 2nd floors; and

WHEREAS, the applicant states the building was originally erected under N.B. Applic. 4336/11 and altered under Alt. 14139/26 and later under Alt. 1283/45 to use the cellar as a bowling alley, the 1st floor for stores and the 2nd floor as a billiard room, and Certificate of Occupancy #115270 was issued for these uses; and

WHEREAS, the applicant states it is now proposed to use the cellar as a bowling alley, the 1st floor for stores and to convert the 2nd floor to manufacturing of clothes; and

WHEREAS, the applicant contends as to objection No. 1 issued by the Borough Superintendent, that the 2nd floor has a legal occupancy of 50 persons and it is proposed to maintain this occupancy; that the 2nd floor has a main exit stair 4 ft. wide, of iron construction, leading directly to the street, enclosed on the 1st floor with 4 in. terra cotta partitions and on the 2nd floor with a fire retarded partition; that the secondary exit consists of a 3 ft. wide door leading to the roof of the one story extension and thence to the street by way of a fire escape and a counterbalanced stair; that in addition a second 3 ft. wide door leads to the same extension roof and thence by means of an iron ladder to the roof of the two story portion of the building; that inasmuch as the occupancy will not be increased on the 2nd floor and as the present exits are legal for a billiard parlor, it is proposed that they be accepted for the new factory use; and

WHEREAS, the applicant contends as to objection No. 2 issued by the Borough Superintendent, that the 2nd floor now has a legal live load of 100 lbs. per sq. ft. and as only light sewing machines will be used for the manufacture of clothing and as a posted load of 100 lbs. per sq. ft. will be maintained, it is requested that the Board accept this condition; and

WHEREAS, the applicant contends as to objection No. 3 issued by the Borough Superintendent, that the present cellar use of bowling alleys will be continued and inasmuch as the present exits from the cellar for the present use are legal, it is requested that these legal exits be accepted, as no manufacturing will be conducted in the cellar and the cellar will not come within the scope of the labor law; and

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WHEREAS, on January 19, 1954 this appeal was laid over for a full vote of the Board and set for February 9, 1954.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 4656/53, Objections 1 and 3, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the change of use of the 2nd story from a billiard room to light manufacturing as proposed and as indicated on plans filed with this appeal marked "Received January 8, 1954" (4 sheets), *on condition* that from such 2nd story the exits as thereon shown shall be maintained; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; and as to Objection 2, that the 2nd floor space proposed to be used for manufacturing shall be of the light type and shall be posted for the proposed floor load of 100 lbs. per sup. ft.; that such loading shall not be exceeded and further that the stair platform shall be so increased as to permit the occupancy of the primary means of exit as proposed for 50 persons; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

185-51-A—Vol. II

APPLICANT—Larry Meltzer, for 21st Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—3030 West 21st street, west side, 270.48 ft. south of Surf avenue (Block 7071, Lot 123), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider amendment and a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (Block 9754, Lot 53), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Milton D. Petrides.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

557-53-A

APPLICANT—Warner News Inc., lessee for Arthur Collins, Brown, Harris Stevens, Inc., owner.

SUBJECT—Application July 13, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—617-627 Madison avenue, east side, from East 58th to East 59th streets, 37-41 East 58th street and 36-54 East 59th street (4th floor) (Block 1294, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated June 12, 1953 on Order #96192LC reads:

"1. Have a qualified operator present at all times to personally supervise, direct or control the maintenance or operation of the refrigerating system on your premises. C26-214.0, Administrative Code."

and

WHEREAS, the applicant requested withdrawal of this appeal, to comply.

Resolved, that this appeal be and it hereby is *withdrawn*.

674-53-A

APPLICANT—Linco Realty Corp., owner.

SUBJECT—Application September 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131-133 West 28th street, north side, 400 ft. west of Avenue of The Americas (6th); (Block 804, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Myron Boyce.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 20, 1953, on amendment as to Alt. Applic. 1711/52, reads:

"Egress does not comply with section 271 of the Labor Law in that the interior stairs do not lead directly to the street from the cellar and are not enclosed by partitions of fire resisting material."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*, without prejudice.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P. M. at written request of the applicant.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

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SUBJECT—Application reopened September 9, 1952, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P.M. at request of applicant's representative.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner and Louis Rabinowitz, Dept. of Investigation.

For Owner: Edward N. Herman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 2 P.M. for applicant to file application for zoning variance and report filing same to the Board; no further adjournments.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

APPEARANCES—

For applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P. M. at request of the applicant for revised plans as requested by Board at meeting of January 26, 1954.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

APPEARANCES—

For Applicant: Gordon I. Novod.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 p. m. at request of applicant.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of the Bronx.

APPEARANCES—

For Applicant: Haig Haygooni and Arsen Artin.

For Administration: John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P. M. for applicant to file a new statement, new plans showing all the buildings and the record as to whether they have been approved by the Department of Housing and Buildings and under what number, and Certificate of Occupancy number, if any, and all other pertinent facts.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Avenue Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Application August 17, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

FOR APPLICANT—Arthur Segil.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P.M. at request of applicant, pending filing of application for general approval.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel M. Brams and Robert H. Fraser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P.M. for applicant to obtain a consent from the owners of premises through which he proposes to maintain the exit from the rear fire escape.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel J. Levowitz, Joseph Lau and Julius Chomsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 2 P. M. for inspection and decision; hearing closed.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

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APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 24, 1954, at 2 P. M. for applicant to report as to one apartment which has the toilet room opening only off the bedroom.

32-26-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Landbuyers Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of accessory building on existing gasoline service station (previously granted by the Board), to include motor vehicle repairs, auto laundry, lubricatorium, and office.

PREMISES AFFECTED—4919-4935 Kings Highway and 1550-1562 Utica avenue, northwest corner (Block 7733, Lot 53), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that plans have been approved by the Department of Housing of Housing and Buildings but that the work has not been commenced, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Applic. 3696/52)

103-37-BZ—Vol. II

APPLICANT—William Petersen, lessee, for Jacob Bromberg and Ethel Kommel, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—61-10 to 61-18 (2514-2518) Catalpa avenue, southwest corner of 62nd street (Block 3628, Lot 5), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: William Petersen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 9, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on March 21, 1950 and February 5, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948, as *amended* through February 5, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Misc. Applic. 2078/44)

304-41-BZ

APPLICANT—Irving E. Kanner, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a restricted retail use district and partly in an unrestricted use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: R. L. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1941, on certain conditions; and

WHEREAS, the resolution was amended on September 14, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1941, as thereafter *amended* by resolutions adopted through February 19, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution to permit * * * that other than as herein *amended* the resolution last *amended* on February 19, 1952, shall be complied with in all respects and that a new certificate of occupancy shall be obtained." (D.C. Applic. 2500/41)

1060-41-BZ

APPLICANT—Wessell Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of

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the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—451-453 West 45th street, north side, 125 ft. east of 10th avenue (Block 1055, Lots 6 and 7), Borough of Manhattan.

APPEARANCES—

For Applicant— F. A. Wessell, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Affirmative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 4, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1942, as thereafter *amended* by resolutions adopted through March 4, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with and a new certificate of occupancy obtained."

602-47-BZ—Vol. III

APPLICANT—Harry G. Savran, for Atlantic Warwick Corp., owner (Novocol Chemical Manufacturing Co., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage to manufacturing.

PREMISES AFFECTED—334-344 Cleveland street, west side, 100 ft. north of Liberty avenue (Block 3968, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry G. Savran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened, term of variance extended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 1, 1952, on certain conditions; and

WHEREAS, the term of variance was extended on April 1, 1952; and

WHEREAS, the resolution was amended on December 16, 1952 and October 6, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948, as *amended* through October 6, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of twelve (12) years, from December 16, 1952, to permit * * * that other than as herein *amended* the resolution above cited under Vol. III, shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (Alt. Applic. 3709/47 and Alt. Applic. 3421/47)

56-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Neptune Operating Corp., owner (Frisch Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence and business use, C area district, the reduction of size of existing lot, the relocation of curb cuts at the westerly portion of the Neptune avenue frontage and the erection of a ground business sign (exceeding the area permitted) and permitting the erection and maintenance of an accessory garage for the storage of five new cars for a term of years and permitting the existing uses of auto showroom, motor vehicle repairs, lubricatorium, auto washing, office and sales, outdoor sale and display of more than five motor vehicles, parking of customers' cars and gasoline service station and permitting the addition of two 550 gal. gasoline storage tanks.

PREMISES AFFECTED—1446 Neptune avenue and 3-15 Cass place, southeast corner (Block 7516, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1953, under Vol. II only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that work has been substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 546/52 and Alt. Applic. 1960/52 and Misc. Applic. 2541/52)

903-50-BZ

APPLICANT—Reginald S. Hardy, for Antoinette Sab-
barese, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision

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of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of ten years, the addition of motor vehicle repairs and servicing of motor vehicles for an authorized sales agency, to an existing garage for more than five motor vehicles—previously denied by the Board—reversed by the Court under Cal. 87-25-BZ.

PREMISES AFFECTED—617-633 Brooklyn avenue, southeast corner of Fenimore street (Block 4816, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1953 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1925, as acted upon by the Board under Cal. 87-25-BZ and as thereafter *amended* by resolutions adopted through March 3, 1953 under the subject calendar number, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"* * * that after approval of working plans, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Applic. 3613/50 under decision of December 15, 1953.)

and adding thereto:

"* * * that the width and height of the opening for the loading bay may temporarily be of the size as indicated on the plans filed with this request for extension of time to complete, marked 'received January 20, 1954,' (4 sheets), *on condition* that this temporary permission shall not be deemed to apply to the use as permitted by the Board under the resolutions above cited."

643-52-BZ

APPLICANT—Paul Friedman, for B. M. B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing one story and balcony building used for the manufacture of metal cabinets, offices, storage and spraying; using more than the area permitted.

PREMISES AFFECTED—768-778 East New York avenue, 471-491 Troy avenue, southeast corner and 707-715 Maple street (Block 4806, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was amended on March 3, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 3, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * in view of statement by applicant that the work has been substantially completed, and that additional time is required to obtain a certificate of occupancy, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 2816/52)

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage of patrons' motor vehicles.

PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road (Block 3671, Lot 1), Borough of the Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 28, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been approved and permits obtained and the work partly completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (N.B. Applic. 943/52)

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in business and residence use, C area district, the proposed use of residence portion of lot for

MINUTES

parking of patron's cars, loading and unloading for public market with area coverage in excess of that permitted and signs, exits and business entrances within 75 ft. of residence zone.

PREMISES AFFECTED—582-610 86th street, 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

63-46-BZ

APPLICANT—Henry Nordheim, for William E. Winkle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, battery and ignition repairing, lubricatorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 2, 1954, at 10 A. M., subject to the regular procedure but waiving all requirements except two publications in the Bulletin and a new decision of the Borough Superintendent, which has been filed, and an authorization of the owner of record.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of power saws in the manufacture of furniture (previously withdrawn).

PREMISES AFFECTED—2667-2777 Fulton street, 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 5:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 22, 1953, as they appeared in Bulletin No. 52, Vol. 38, are hereby corrected to read as follows:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road, 47-02 to 47-06 164th street, southwest corner, and 47-09 to 47-21 163rd place (Block 5494, Lots 8 to 13, inclusive), Flushing, Borough of Queens.

APPEARANCES—

For applicant: Alfred A. Lama.

For Opposition: Stephen E. Faherty, Helen Novotny and G. W. A. Mitchell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 8, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to December 22, 1953, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Pidgeon Meadow road, 164th street and 163rd place are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated September 9, 1953 acting on N.B. Applic. 3623-53, reads:

"1. Proposed erection of a gasoline service station, lubricatorium, car washing, minor auto repairs, storage, office and sales, parking and storage of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 116.09, 52.43 and 145.61 ft. frontage by 77.54 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the premises within 100 ft. of 164th street was in a business use district and the balance was in a residence use district, and on September 18, 1947 the present use designation became effective; that it is proposed to erect a modern gasoline service station, for the period of 15 years, to consist of ten 550 gallon gasoline storage tanks and six approved type gasoline pumps; that the accessory building to be erected will have a frontage of 45 ft. and a depth of 30 ft., one story in height, of class 3 construction and contain conjunc-

MINUTES

tive uses of lubritorium, car washing, minor auto repairs, office and sales, and storage; that part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the accessory building will be colonial in design, having brick facades and a peaked roof, which will tend to make the development in harmony with surrounding property; that a landscaped area will be provided along the southerly lot line as well as a 5 ft. 6 in. high woven wire fence; that landscaped area will act as a buffer to the adjoining property on the south and will provide additional light and ventilation; that the site is highly irregular in shape and occurs in the same block with two other non-conforming uses, a store on lot No. 1 and a pony ride on lot No. 14; that the premises in block 6462, lot No. 1 are occupied as a cemetery; that Pidgeon Meadow road is a main auto artery leading north and south across Queens and there are no other gasoline service stations within the affected area; that parts of the premises have been under the same ownership since 1919 and 1928 without any return to the owner, and it is mandatory that the property now be developed so that the owners may receive an equitable return on their investment; that the premises is unsuitable for use for residence; and

WHEREAS, the applicant states that the title to the property has been held since December 10, 1919 on lots 8 and 11, since May 14, 1928 on lot 13 and since July 1953 on lots 9, 10 and 12, and further states that the assessed valuation of the land is \$3600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3623/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

* Correction—Date of ownership of lots 8 and 11 as indicated in the applicant's statement, changed from 'December 10, 1949' to 'December 10, 1919'.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 12, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

PUBLIC HEARING

a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.

1.4. The term "existing" shall mean established before January 1, 1953.

1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.

1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.

3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.

3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.

3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.

3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, he shall require certification from the Department of Housing and Buildings of compliance with these rules.

3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.

3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

4.2.1. which is of wood frame construction;

4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;

4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;

4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.

5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.

5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.

5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

6.1. All dry cleaning establishments shall comply with the following:

6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.

6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.

6.1.3. Electric lighting shall be fitted with keyless sockets, and all switches and receptacles shall be placed at least four feet (4') above floor.

6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity, with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.

6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

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Urbana, Ill.

PUBLIC HEARING

of dry cleaning units, plus a reserve supply equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fire-proof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time, the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 8

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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This issue of the Bulletin contains in the order given—

Docket.

Rules Directory.

Notice of Hearing Calendar.

Notice of the Building Laws and Amendment thereto.

Notice of a Public Hearing on the Proposed Rules cover-
ing Dry Cleaning Establishments Pursuant to the
Zoning Resolution of The City of New York.

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases Filed up to February 16, 1954

Cal. No. Dept. Premises Affected

82-54-SM—Clow I.P.S. Centrifugally Cast Iron Pipe, manufactured by James B. Clow and Sons, Material.

83-54-SA—Vendorlator Manufacturing Co., VMC (fully automatic and semi-automatic) Bottle Vending Machine, Models 33, 139 and 242, manufactured by Vendorlator Manufacturing Co., Appliance.

84-54-SM—Panel-Glo and Sky-Glo Panels (plastic light diffusers), Nos. 40650 and 40610, manufactured by Benjamin Electric Manufacturing Co., Material.

85-54-SA—Pantex-Perk Dry Cleaning Machine, Model 60B, manufactured by Pantex Manufacturing Corp., Appliance.

86-54-SA—Airtherm Direct-Fired (gas) Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000, manufactured by Airtherm Manufacturing Co., Appliance.

87-54-SM—Safeway Gasoline Safety Cans, manufactured by J. D. Polis Manufacturing Co., Material.

88-54-SA—Drying Systems, Inc., Dry-Sys Insulated Ovens, manufactured by Drying Systems, Inc., Appliance.

89-54-SA—Drying Systems, Inc., Dry-Sys Type I.D. Direct Gas-fired Heater, Models 700 and 3000, manufactured by Drying Systems, Inc., Appliance.

90-54-SA—Drying Systems, Inc., Dry-Sys Indirect Gas-fired Heater, Type L, manufactured by Drying Systems, Inc., Appliance.

91-54-SM—Chemclad Plastic Laminate Flush Doors (substitute for wood door), manufactured by Bourne Manufacturing Co., Material.

92-54-SA—The Spee-Flo Pressurematic Paint Heater, Models 300-A, 600-A, 300-A-PA, 300-A-PE, 600-A-PA, 600-A-PE, 300-AR and 600-AR, manufactured by The Spee-Flo Manufacturing Corp., Appliance.

93-54-SA—Haughton Type L, Interlock, manufactured by Haughton Elevator Co., Appliance.

94-54-A—F.D.—622-630 West 51st street, south side, 375 ft. west of 11th avenue (Block 1098, Lots 15, 18 and 48), Borough of Manhattan, 97899-LC and Decision.

95-54-BZ—H.B.Q.—111-04 38th avenue, southeast corner of 111th street (Block 1783, Lot 11), Corona, Borough of Queens, N.B. 1806-53.

96-54-BZ—H.B.Bx.—683 East 140th street, south side, 92.2 ft. west of Jackson avenue (Block 2568, Lots 14-17), Borough of The Bronx, N.B. 34-54.

97-54-BZ—H.B.M.—154 West 90th street, southeast corner of Amsterdam avenue (Block 1220, Lot 61), Borough of Manhattan, Alt. 67-54.

98-54-Z—H.B.M.—24 West 58th street, south side, 325 ft. west of 5th avenue (Block 1273, Lot 51), Borough of Manhattan, Amendment to Alt. 2151-53.

99-54-A—H.B.M.—214-216 East 2nd street, north side, 79 ft. east of Avenue B (Block 385, Lot 63), Borough of Manhattan, Alt. 1621-52.

100-54-SM—Saito Fuel Saving Device (draft control), manufactured by Luigi Saito, Material.

101-54-A—H.B.Q.—106-19 Sutphin boulevard, east side, 40 ft. north of South road (Block 10060, Lot 28), Jamaica, Borough of Queens, Alt. 2482-53.

102-54-A—H.B.Q.—130 Beach 121st street, east side, 560 ft. south of Rockaway Beach boulevard (Block 760, Lot 44), Rockaway Beach, Borough of Queens, Alt. 1530-53.

103-54-BZ—H.B.Bx.—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue (Block 3677, Lots 58 and 61), Borough of The Bronx, Alt. 24-54.

104-54-A—H.B.Bx.—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue (1st floor); (Block 3677, Lots 58 and 61), Borough of The Bronx, Alt. 24-54.

105-54-SA—Seaberg Elevator Co., Inc., Oil Buffer for Elevator car or Counterweight, Types A and S, manufactured by Seaberg Elevator Co., Inc., Appliance.

106-54-SM—Raytone Hilux Motion Picture Screen Material, manufactured by Raytone Screen Corp., Material.

107-54-SM—Normac Compression Couplings and Fittings, Type 100, manufactured by Norton-McMurray Manufacturing Co., Material.

108-54-BZ—H.B.Bx.—1215 East Bay avenue, northwest corner of Casanova street (Block 2771, Lot 138), Borough of The Bronx, Amendment to N.B. 450-52.

109-54-BZ—H.B.B.—1173-1181 Madison street, north side, 250 ft. east of Central avenue (Block 3360, Lots 46, 47 and 48), Borough of Brooklyn, Alt. 3326-53.

110-54-BZ—H.B.B.—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn, Alt. 246-54.

111-54-A—F.D.—253 Oakland avenue, east side, 466.81 ft. north of Castleton avenue (Block 152, Lot 91), West New Brighton, Borough of Richmond, 93558-LC and Decision.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 24, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN, of a public hearing Wednesday morning, February 24, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy.

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbec Inc., lessee).

SUBJECT—Application, October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle avenue (Block 2172, part of Lot 1), Borough of Manhattan.

Laid over from January 19, 1954, to February 24, 1954, for inspection and decision; hearing closed.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors. owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

Laid over from January 19th, to February 24, 1954, for inspection and decision; hearing closed.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

Hearing closed; laid over from December 15, 1953 to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board; then to February 24, 1954, for decision after further inspection.

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629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

Hearing closed; laid over from December 15, 1953, to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for further study by applicant.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side, 174.69 ft. south of Westchester avenue (Block 3736, Lot 30), Borough of The Bronx.

Hearing closed; laid over from December 8, 1953, to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for applicant to submit revised plans; hearing previously closed; premises have been inspected.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

Hearing closed; laid over from December 22, 1953, to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument; then to February 2, 1954, for further consideration and decision; no further argument; then to February 24, 1954, for full vote of the Board; hearing closed.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

Laid over from January 26, 1954, to February 2, 1954, for applicant to file revised plans; then to February 24, 1954, at request of applicant to file revised plans.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application, June 29, 1953, reopened July 14, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patrons, and employees cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20 and part of Lot 14), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed.

90-42-BZ—Vol. IV

APPLICANT—Henry G. Greene, for Abraham Rubenstein, owner.

SUBJECT—Application November 13, 1953, reopened December 1, 1953 as Vol. IV—(decision of the borough

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suprintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with the existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon the unbuilt upon portion of the plot.

PREMISES AFFECTED—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

Laid over from February 9, 1954, to February 24, 1954, for applicant to obtain a permit from the Department of Housing and Buildings for the parking use on the proposed extension.

952-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Brocon Realty Corp., owner.

SUBJECT—Application reopened January 19, 1954, to consider amendment as to additional curb cut re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles, and the display and sale of used cars on the unbuilt portion of the plot.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

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873-53-BZ

APPLICANT—Morris Lapidus, for Jewish Communal Center of Flatbush, owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a structure to be used as a community building, classrooms, gymnasium and offices, using more than the area permitted.

PREMISES AFFECTED—1312-1320 Avenue I, south side, 40 ft. west of East 14th street (Block 6706, Lot 7), Borough of Brooklyn.

735-53-BZ

APPLICANT—George J. Solem, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

249-47-BZ

APPLICANT—Jacob J. Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application reopened February 2, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from storage and office, to office, storage, and baling of waste paper.

PREMISES AFFECTED—596 Water street, and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 24, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon February 24, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

314-53-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application April 22, 1953—General Electric Oil Furnace, Models LB15, LB20, LB30 and LB40.

809-53-SM

APPLICANT—Imre Chairman and Peter S. Gluck, for Bede Products, Inc., owner.

SUBJECT—Application November 6, 1953—Bede Airless Spray Painting System.

670-53-SA

APPLICANT—A. O. Smith Corp., owner.

SUBJECT—Application September 14, 1953—A. O. Smith Winter Air-Conditioner, Gas-fired, Models LS-100, LMS-100, LMD-100, HS-100, HMS-100 and HMD-100.

831-53-SA

APPLICANT—The Burcar Manufacturing Co., owner.

SUBJECT—Application November 2, 1953—Burcar Oil Burner, Model BK-3.

856-53-SA

APPLICANT—Combustion Engineering Inc., owner.

SUBJECT—Application November 24, 1953—CE Steam Atomizing Oil Burner, Type WR-T and WR-H.

666-50-SA

APPLICANT—Olson Filtration Engineers, Inc., owner-manufacturer.

SUBJECT—Application reopened December 15, 1953—re Olson Superflow Tubular Filter, Model 42-36-308 (liquid filter for solvents); (Re: Amendment to resolution to include additional sizes of filters and to permit the use of centrifugal pumps).

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi Imperia, owners).

SUBJECT—Application reopened January 5, 1954—re Imperia Brothers Concrete and Cinder Blocks, previously approved (Re: Amendment to resolution to include additional size of cinder block).

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc., owner-manufacturer.

SUBJECT—Application reopened September 23, 1952—re Sterling Suspended Gas Fired Unit Heaters, Models 55S, 90S, 120S, 160S, and 200S; (Re: Amendment to resolution as to additional trade names).

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.

SUBJECT—Application reopened November 10, 1953—re York-Heat (oil fired), Warm Air Suspended Units, Models S1-115, S1-150 and S1-205 (warm air heating); (Re: Amendment of resolution to include additional model of York-Shipley Oil fired furnace, Model S 1 80).

647-48-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53, previously approved; (Re: Amendment to resolution as to additional trade name).

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened December 1, 1953—re Bryant Gas-Fired Unit Heater, previously approved; (Re: Amendment to resolution Bryant Gas Fired Unit Heaters to permit marketing under additional trade names).

283-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 54, previously approved; (Re: amendment to resolution as to additional trade name).

800-38-SA

APPLICANT—Delco Appliance Division, General Motors Corp., owner.

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SUBJECT—Application reopened January 5, 1954—re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-O, DR-1, DRF, DF2 and DLM, previously approved; (Re: Amendment to resolution as to marketing under additional trade name).

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 52A, previously approved; (Re: Amendment of resolution as to additional trade name).

621-52-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application August 11, 1952—Milcor Metal Access Doors, Models L, K and M and Milcor Cleanout Doors.

25-52-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Gold Bond 2 in. Laminated Drywall Partition.

464-53-SA

APPLICANT—Blackburn-Smith Manufacturing Co., Inc., owner.
SUBJECT—Application June 10, 1953—Blackburn-Smith Pneumatic Cast Iron Ejector, 30, 50, 75, 100, 150, 200, 250 and 300 gallon sizes (sewerage ejector).

654-53-A

APPLICANT—Samuel Carr, for Coopersmith Brothers, owner.
SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—43-09 47th avenue, north side, from 43rd to 44th streets (Block 168, Lot 1), Sunnyside, Borough of Queens.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).
SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.
PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.
SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.
SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).
SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the Fire Commissioner.
PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.
SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.
SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.
PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.
SUBJECT—Application reopened July 28, 1953—Volume IV—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M (Block 6568, Lots 20, 21 and 22), Borough of Brooklyn.

217-53-A

APPLICANT—Maxfield Blaufex, for Dave Bernstein, owner.
SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—562-564 State street, south side, 5 ft. west of Flatbush avenue (4th floor); (Block 180, Lots 28, 29), Borough of Brooklyn.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.
SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

22-54-A

APPLICANT—Stanley H. Klein, for Samuel Palley, owner.
SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—82-26 190th street, west side, 181.5 ft. north of Radnor road (Block 7278, Lot 15), Jamaica, Borough of Queens.

3-54-A

APPLICANT—A. H. Salkowitz, for Kingston Development Corp., owner.

CALENDAR

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent, filed pursuant to Sec. 310 M.D.L. for variation of Sec. 4 (Subd. 33) re bulk and height of Multiple Dwelling.

PREMISES AFFECTED—87-50 Kingston place, south side, 239.20 ft. northwest of Hillside avenue (Block 9844, Lot 110), Jamaica, Borough of Queens.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

590-53-A

APPLICANT—The Queensboro Corp., for 144-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-13 76th street, east side, 519 ft. north of 37th avenue (Block 1276, Lot 71), Jackson Heights, Borough of Queens.

591-53-A

APPLICANT—The Queensboro Corp., for 138-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-19 76th street, east side, 444.50 ft. north of 37th avenue (Block 1276, Lot 67), Jackson Heights, Borough of Queens.

592-53-A

APPLICANT—The Queensboro Corp., for 132-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-27 76th street, east side, 379.50 ft. north of 37th avenue (Block 1276, Lot 64), Jackson Heights, Borough of Queens.

593-53-A

APPLICANT—The Queensboro Corp., for 126-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-33 76th street, east side, 295.50 ft. south of 35th avenue (Block 1276, Lot 60), Jackson Heights, Borough of Queens.

594-53-A

APPLICANT—The Queensboro Corp., for 118-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-41 76th street, east side, 240 ft. north of 37th avenue (Block 1276, Lot 57), Jackson Heights, Borough of Queens.

595-53-A

APPLICANT—The Queensboro Corp., for 112-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-49 76th street, east side, 165.50 ft. north of 37th avenue (Block 1276, Lot 53), Jackson Heights, Borough of Queens.

596-53-A

APPLICANT—The Queensboro Corp., for 106-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-55 76th street, east side, 100 ft. north of 37th avenue (Block 1276, Lot 50), Jackson Heights, Borough of Queens.

597-53-A

APPLICANT—The Queensboro Corp., for 143-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-14 77th street, west side, 519 ft. of 37th avenue (Block 1276, Lot 12), Jackson Heights, Borough of Queens.

598-53-A

APPLICANT—The Queensboro Corp., for 137-20th Street, J. H. Inc. owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-20 77th street, west side, 444.50 ft. north of 37th avenue (Block 1276, Lot 15), Jackson Heights, Borough of Queens.

599-53-A

APPLICANT—The Queensboro Corp. for 131-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-28 77th street, west side, 379.50 ft. north of 37th avenue (Block 1276, Lot 19), Jackson Heights, Borough of Queens.

600-53-A

APPLICANT—The Queensboro Corp., for 125-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-34 77th street, west side, 295.50 ft. south of 35th avenue (Block 1276, Lot 22), Jackson Heights, Borough of Queens.

601-53-A

APPLICANT—The Queensboro Corp., for 111-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-50 77th street, west side, 165.50 ft. north of 37th avenue (Block 1276, Lot 29), Jackson Heights, Borough of Queens.

602-53-A

APPLICANT—The Queensboro Corp., for 105-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-56 77th street, west side, 100 ft. north of 37th avenue (Block 1276, Lot 33), Jackson Heights, Borough of Queens.

603-53-A

APPLICANT—The Queensboro Corp. for 178-22nd Street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-27 79th street, east side, 235 ft. south of 34th avenue (Block 1266, Lot 58), Jackson Heights, Borough of Queens.

604-53-A

APPLICANT—The Queensboro Corp., for 170-22nd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-35 79th street, east side, 255 ft. north of 35th avenue (Block 1266, Lot 54), Jackson Heights, Borough of Queens.

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605-53-A

APPLICANT—The Queensboro Corp., for 164-22nd Street J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-41 79th street, east side, 190 ft. north of 35th avenue (Block 1266, Lot 51), Jackson Heights, Borough of Queens.

606-53-A

APPLICANT—The Queensboro Corp., for 156-22nd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-49 79th street, east side, 115 ft. north of 35th avenue (Block 1266, Lot 47), Jackson Heights, Borough of Queens.

607-53-A

APPLICANT—The Queensboro Corp. for 177-23rd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-28 80th street, west side, 235 ft. south of 34th avenue (Block 1266, Lot 19), Jackson Heights, Borough of Queens.

608-53-A

APPLICANT—The Queensboro Corp., for 169-23rd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-36 80th street, west side, 255 ft. north of 35th avenue (Block 1266, Lot 22), Jackson Heights, Borough of Queens.

609-53-A

APPLICANT—The Queensboro Corp., for 163-23rd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-42 80th street, west side, 190 ft. north of 35th avenue (Block 1266, Lot 26), Jackson Heights, Borough of Queens.

610-53-A

APPLICANT—The Queensboro Corp., for 155-23rd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-50 80th street, west side, 115 ft. north of 35th avenue (Block 1266, Lot 29), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed; applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

Laid over from January 26, 1953, to March 2, 1954, for inspection and decision; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use dis-

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strict portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.
PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

736-53-BZ

APPLICANT—Ralph E. Lett, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

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Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for applicant to file more complete plans; no further argument.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

478-28-BZ—Vol. III

APPLICANT—Kenneth W. Milnes, for Stapleton Service Laundry, Inc., owner.

SUBJECT—Application, April 8, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage for more than five motor vehicles by a one story extension.

PREMISES AFFECTED—201 Dubois avenue, east side, 165 ft. south of Forest avenue (Block 352, Lot 21), West Brighton, Borough of Richmond.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

63-46-BZ

APPLICANT—Henry Nordheim, for William E. Winkle, owner.

SUBJECT—Application reopened February 9, 1954 for consideration as to extension time to complete, (decision of the borough superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of

a gasoline service station, battery and ignition, repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Queens.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

759-53-BZ

APPLICANT—Ludwig P. Bono, for G. and H. Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under sections 21 and 19A(d) of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a one story and cellar structure to be used as stores and bowling alley, using more than the area permitted and without the required loading platform.

PREMISES AFFECTED—2106-2116 Starling avenue, southwest corner of Odell street (Block 9333, Lots 70-75, inclusive), Borough of The Bronx.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

CALENDAR

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 2, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street as cited in a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

865-53-A

APPLICANT—Ralph E. Leff, for Bedford Associated, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-02, 21-24 43rd avenue, south side, from 21st to 22nd streets, 21-01, 21-17 21st street and 21-02, 21-18 22nd street (3rd floor); (Block 441, Lot 16), Long Island City, Borough of Queens.

874-53-A

APPLICANT—Samuel Rosenblum, for Freed Transformer Co., Inc., owner.

SUBJECT—Application December 10, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1715 Weirfield street, north side, 74 ft. east of Cypress avenue (Block 3561, Lot 1), Ridgewood, Borough of Queens.

739-52-A

APPLICANT—Irving Kudroff, for Samuel Hirsch, owner.

SUBJECT—Application October 20, 1952—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—209 East 2nd street and 15 Avenue B, southeast corner (Block 384, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 9, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans; then to March 9, 1954, for decision after applicant has filed more complete plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

CALENDAR

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

Laid over from February 9, 1954, to March 9, 1954, for inspection and decision; hearing closed.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 128 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

529-53-BZ

APPLICANT—William Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application June 30, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a structure to be used as a chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting Highway (Block 1016, Lot 450), Jackson Heights, Borough of Queens.

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corporation, owner.

SUBJECT—Application July 20, 1953—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and business use district, the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street (Block 1231, Lot 11), Borough of Manhattan.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales room and office, for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MARCH 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 9, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

236-38-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved—Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Accoustical Formboard and Fire Rating and approved under Section C26-6150.

53-53-SM

APPLICANT—Columbus Coated Fabrics Corp., owner.
SUBJECT—Application January 23, 1953—Col-O-Vin (fabric covering for Modern Fold Doors and upholstery).

719-53-SM

APPLICANT—Goodall Fabrics, Inc., for Goodall-Sanford, Inc., owner.
SUBJECT—Application October 2, 1953—Redo 7327-4042 BCO Grain, (flameproofed fabrics).

270-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (forced air furnace), Models GB, 93, GB, 109 and GB, 125.

269-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—William Gas-O-Matic (gravity type furnace), Models GG80 and GG100.

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.
SUBJECT—Application reopened—January 26, 1954—re Hastings Alumitile (Wall Tile), previously approved—Re: Amendment to resolution as to change of trade name.

270-50-SA

APPLICANT—Spacard, Inc., owner-manufacturer.
SUBJECT—Spacard Mix-A-Drink, Model 4D51 and 4D53, and 3D53.

426-38-SA—Vol. III

APPLICANT—American Radiator and Standard Sanitary Corp., owner.
SUBJECT—Application reopened December 1, 1953 as Vol. III—re Arcoflame Oil Burner (domestic Oil Burner), Models MF-A, MF-W and MF-S (Re Amendment to resolution to include additional models of oil burners).

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.
SUBJECT—Application reopened September 22, 1953—re Master Boiler Sales Co., Oil Burners Models B, C and H (previously approved) (Re Amendment to resolution as to marketing under additional trade name).

255-47-SM

APPLICANT—Baltimore and Paulson, for Durastone Face Products, Inc., owner.
SUBJECT—Application reopened May 12, 1953—re Durastone Faced and Backing Blocks, previously approved (amendment dismissed re Dura Crete)—(Re Amendment to resolution as to requirement of periodic test).

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

647-53-A

APPLICANT—Pasquale Tirino, owner (John Lussi, lessee).

SUBJECT—Application August 26, 1953—Filed pursuant to Section 35, General City Law re premises in bed of a mapped street—proposed Wilcox street.

PREMISES AFFECTED—962 Richmond avenue, west side, 75.09 ft. south of Monsey place (Block 1704, Lot 56), Port Richmond, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MARCH 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 12, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

608-50-BZ

APPLICANT—J. A. Petrelli, Socony-Vacuum Oil Co., Inc., for Jerome Silver, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amended plans, Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the reconstruction of an existing gasoline service station by the construction and maintenance of a new building for lubritorium, high speed auto laundry, motor vehicle repair shop, waiting room, office and accessory sales; and permitting the parking of more than five cars waiting to be serviced.

PREMISES AFFECTED—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn.

Laid over to February 9, 1954, for applicant to file copies of plans as previously approved under date of February 21, 1951; then to March 16, 1954, for inspection and decision without further argument; hearing closed.

CALENDAR

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from February 9, 1954, to March 16, 1954, at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to

permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence ad local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

CALENDAR

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.
SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

447-53-BZ

APPLICANT — Dominick Salvati and Son, for Patrick Brini, owner.

SUBJECT — Application June 5, 1953 — (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED — 93-05 Rockaway boulevard, north side, 14.22 ft. east of 93rd street (Block 9114, Lot 25), Ozone Park, Borough of Queens.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.
PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 23, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection

and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman.*

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 12, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those accepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

PUBLIC HEARING

a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.

1.4. The term "existing" shall mean established before January 1, 1953.

1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.

1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.

3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.

3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.

3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.

3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, he shall require certification from the Department of Housing and Buildings of compliance with these rules.

3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.

3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

4.2.1. which is of wood frame construction;

4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;

4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;

4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.

5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.

5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.

5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

6.1. All dry cleaning establishments shall comply with the following:

6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.

6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.

6.1.3. Electric lighting shall be fitted with keyless sockets, and all switches and receptacles shall be placed at least four feet (4') above floor.

6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity, with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.

6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

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PUBLIC HEARING

of dry cleaning units, plus a reserve supply equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time, the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

BULLETIN

The Li... OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 9

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

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Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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117-54-BZ—H.B.B.—394-404 Avenue U and 2133-2143 East 2nd street, southeast corner (Block 7129, Lot 1), Borough of Brooklyn, N.B. 21-54.

118-54-BZ—H.B.Bx.—953, 963-965 Colgate avenue and 1454 Bruckner boulevard, southwest corner (Block 3648, Lots 20 and 35), Borough of The Bronx, Alt. 55-54.

119-54-A—F.D.—204-12 (204-06 displayed) Jamaica avenue, south side, 100.57 ft. east of 204th street (Block 10834, Lots 1 and 11), Hollis, Borough of Queens, Decision re Order No. 34526-LF.

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532-24-BZ—H.B.Bx.—1075 Summit avenue, west side, 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx, Decision.

1348-27-BZ—Vol. II—H.B.B.—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner (Block 7430, Lots 1, 74 and 75), Borough of Brooklyn, N.B. 1415-53.

60-30-BZ—Vol. III—H.B.Q.—84-11 to 84-19 (Off. 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens, N.B. 4969-53.

965-48-SA—Vol. II—AMC Clothes Washing Machine, Model A454AP, manufactured by Beam Manufacturing Co., Division of Solar Corp., Appliance.

663-49-BZ—Vol. VI—H.B.Bx.—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65, part of Lot 73), Borough of The Bronx, Alt. 23-54.

37-50-BZ—Vol. II—H.B.Bx.—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1 to 5 and 75), Borough of The Bronx, Alt. 1204-53.

425-51-SA—Alstrom Safeguard Oil Preheater, Model DT (reopened for report as to proposed change of construction), manufactured by The Alstrom Corp., Appliance.

26-52-BZ—H.B.B.—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue (Block 1861, Lot 61), Borough of Brooklyn, Alt. 4-52.

606-52-BZ—Vol. II—H.B.Q.—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street (Block 901, Lots 6 and 23), Astoria, Borough of Queens, Alt. 268-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28

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Last Publication in Bulletin

Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov.	11, 1947—Vol. 32, No. 45
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Fire Drill Rules.....	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar.	18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
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Gas Shut-Off Rules.....	Apr.	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Apr.	1, 1952—Vol. 37, No. 14A
Opening Protective Assemblies, Rules for Inspection of.....	Apr.	8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

Laid over from January 19, 1954, to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superin-

tendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application, November 2, 1953, reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e, and 7A of the zoning resolution, to permit in the residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading; and to permit the extension of parking in local retail use district, for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 1159, Lot 28), Queens Village, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed; applicant to file revised plans and submit additional information.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application, June 4, 1953, reopened June 23, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, and the parking and storage of motor vehicles, to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

Laid over from January 26, 1953, to March 2, 1954, for inspection and decision; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed.

417-53-BZ

APPLICANT—George L. Bousquet, for William Jakubowski, owner.

SUBJECT—Application, May 26, 1953—(decision of the borough superintendent) under sections 7e, 7i, 7f, and 7A of the zoning resolution, to permit in a residence and retail

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use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27), Bayside, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application, August 18, 1953—(decision of the borough superintendent) under sections 7f, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of, fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision; hearing closed.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application, October 1, 1953—(decision of the borough superintendent) under sections 7f, and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application, October 14, 1953—(decision of the borough superintendent) under sections 7e, 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northwest corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

295-53-BZ

APPLICANT—James J. Lyons, Jr., Emil Gutermann, owner.

SUBJECT—Application April 16, 1953—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second floor.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmer's Service Station, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a motor vehicle repair shop, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

Laid over from February 2, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

Laid over from January 12, 1954, to February 9, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for applicant to file more complete plans; no further argument.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

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PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

Laid over from January 19, 1954, to February 24, 1954, for revised plan and inspection and decision; hearing closed; then laid over to March 2, 1954, for further consideration and decision.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

Laid over from January 26, 1954, to February 2, 1954, for applicant to file revised plans; then to February 24, 1954, at request of applicant to file revised plans; then to March 2, 1954, at request of applicant; applicant to obtain legal documents from adjoining owner and file revised plans.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed; then to March 2, 1954, for inspection and decision; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for inspection and decision; hearing previously closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

Laid over from February 24, 1954, to March 2, 1954, for applicant to file revised plans showing correct existing conditions.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

478-28-BZ—Vol. III

APPLICANT—Kenneth W. Milnes, for Stapleton Service Laundry, Inc., owner.

SUBJECT—Application, April 8, 1953, reopened May 5, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage for more than five motor vehicles by a one story extension.

PREMISES AFFECTED—201 Dubois avenue, east side, 165 ft. south of Forest avenue (Block 352, Lot 21), West Brighton, Borough of Richmond.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

63-46-BZ

APPLICANT—Henry Nordheim, for William E. Winkle, owner.

SUBJECT—Application reopened February 9, 1954 for consideration as to extension time to complete, (decision of the borough superintendent, previously granted on condi-

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tion, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition, repairing, lubrification, office and auto laundry.
PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Queens.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.
SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.
PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).
SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.
PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.
SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.
PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

759-53-BZ

APPLICANT—Ludwig P. Bono, for G. and H. Realty Corp., owner.
SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under sections 21 and 19A(d) of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a one story and cellar structure to be used as stores and bowling alley, using more than the area permitted and without the required loading platform.
PREMISES AFFECTED—2106-2116 Starling avenue, southwest corner of Odell street (Block 9333, Lots 70-75, inclusive), Borough of The Bronx.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.
SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.
PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).
SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning

resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.
PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.
PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon March 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).
SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.
SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).
SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.
SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).
SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

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PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmon avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street as cited in a decision of the Commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

865-53-A

APPLICANT—Ralph E. Leff, for Bedford Associated, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-02, 21-24 43rd avenue, south side, from 21st to 22nd streets, 21-01, 21-17 21st street and 21-02, 21-18 22nd street (3rd floor); (Block 441, Lot 16), Long Island City, Borough of Queens.

874-53-A

APPLICANT—Samuel Rosenblum, for Freed Transformer Co., Inc., owner.

SUBJECT—Application December 10, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1715 Weirfield street, north side, 74 ft. east of Cypress avenue (Block 3561, Lot 1), Ridgewood, Borough of Queens.

739-52-A

APPLICANT—Irving Kudroff, for Samuel Hirsch, owner.

SUBJECT—Application October 20, 1952—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—209 East 2nd street and 15 Avenue B, southeast corner (Block 384, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans; then to March 9, 1954, for decision after applicant has filed more complete plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

Laid over from February 9, 1954, to March 9, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and

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warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed; then laid over to March 9, 1954, for decision and further consideration of applicant's request re construction of building.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.
SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 128 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

529-53-BZ

APPLICANT—William Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application June 30, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a structure to be used as a chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting Highway (Block 1016, Lot 450), Jackson Heights, Borough of Queens.

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corporation, owner.

SUBJECT—Application July 20, 1953—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and business use district, the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street (Block 1231, Lot 11), Borough of Manhattan.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

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756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales room and office, for a term of fifteen years.

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved—Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Accoustical Formboard and Fire Rating and approved under Section C26-6150.

53-53-SM

APPLICANT—Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 23, 1953—Col-O-Vin (fabric covering for Modern Fold Doors and upholstery).

719-53-SM

APPLICANT—Goodall Fabrics, Inc., for Goodall-Sanford, Inc., owner.

SUBJECT—Application October 2, 1953—Redo 7327-4042 BCO Grain, (flameproofed fabrics).

270-53-SA

APPLICANT—Eureka Williams Corp., owner.

SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (forced air furnace), Models GB, 93, GB, 109 and GB, 125.

269-53-SA

APPLICANT—Eureka Williams Corp., owner.

SUBJECT—Application February 6, 1953—William Gas-O-Matic (gravity type furnace), Models GG80 and GG100.

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.

SUBJECT—Application reopened—January 26, 1954—re Hastings Alunitile (Wall Tile), previously approved—Re: Amendment to resolution as to change of trade name.

270-50-SA

APPLICANT—Spacard, Inc., owner-manufacturer.

SUBJECT—Spacard Mix-A-Drink, Model 4D51 and 4D53, and 3D53.

426-38-SA—Vol. III

APPLICANT—American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application reopened December 1, 1953 as Vol. III—re Arcoflame Oil Burner (domestic Oil Burner), Models MF-A, MF-W and MF-S (Re Amendment to resolution to include additional models of oil burners).

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application reopened September 22, 1953—re Master Boiler Sales Co., Oil Burners Models B, C and H (previously approved) (Re Amendment to resolution as to marketing under additional trade name).

255-47-SM

APPLICANT—Baltimore and Paulson, for Durastone Face Products, Inc., owner.

SUBJECT—Application reopened May 12, 1953—re Durastone Faced and Backing Blocks, previously approved (amendment dismissed re Dura Crete)—(Re Amendment to resolution as to requirement of periodic test).

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

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647-53-A

APPLICANT—Pasquale Tirino, owner (John Lussi, lessee).

SUBJECT—Application August 26, 1953—Filed pursuant to Section 35, General City Law re premises in bed of a mapped street—proposed Wilcox street.

PREMISES AFFECTED—962 Richmond avenue, west side, 75.09 ft. south of Monsey place (Block 1704, Lot 56), Port Richmond, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MARCH 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 12, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

MARCH 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 16, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954 to March 16, 1954, for inspection and decision without further argument; hearing closed.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from February 9, 1954, to March 16, 1954, at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

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SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence ad local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.

SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

447-53-BZ

APPLICANT — Dominick Salvati and Son, for Patrick Brini, owner.

SUBJECT — Application June 5, 1953 — (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED — 93-05 Rockaway boulevard, north side, 14.22 ft. east of 93rd street (Block 9114, Lot 25), Ozone Park, Borough of Queens.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

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836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.
SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.
SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

4-54-A

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough

CALENDAR

superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41). Flushing, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

147-44-BZ—Vol. III

APPLICANT—William S. Shary, for 166-172 Livingston Street, Inc., owner (Robert Hall Clothes, lessee).

SUBJECT—Application, October 27, 1953, reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of structure on first floor for stores and storage and on the second, third, and fourth floors manufacturing in excess of permissible percentage.

PREMISES AFFECTED—166-176 Livingston street, south side, 97 ft. 11 in. east of Smith street and 147-157 Schermerhorn street (Block 164, Lot 13), Borough of Brooklyn.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application reopened October 20, 1953 (September 29, 1953), as Vol. II—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway, using more than the area permitted, and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superin-

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tendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

342-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Levine and Verschleiser, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of site as meeting rooms and cabaret in addition to catering and dining and stores.

PREMISES AFFECTED—2633 Broadway, west side, 40 7½ in. south of West 100th street (Block 1871, Lot 53), Borough of Manhattan.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

849-53-BZ

APPLICANT—Anthony J. Di Bitetto, for Lorenze Schneider Co., Inc., and F. K. Brown, owners.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of owner's, customer's and employee's motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th avenue, south side, 230 ft. east of 217th street 217-25 Sigourney avenue, north side, 111.48 ft. east of 217th street and 217-01 99th avenue (Block 10763, Lots 23 and 64), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 23, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 30, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

Laid over from February 24, 1954, to March 30, 1954, for inspection; additional affected property owners to be notified in meantime.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 30, 1954*, at 2 o'clock in room 1013, Municipal Building, Manhattan, on the following matter:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

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SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolu-

tion, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 24, 1954,

10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 2, 1954 and February 9, 1954, were approved as printed in the Bulletins of February 9, 1954 and February 16, 1954, Vol. 39, Nos. 6 and 7.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec Inc., lessee).

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include office and salesroom, storage room, lubritorium, carwash, motor vehicle repairs, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Edw. Hoffman, Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application reopened December 15, 1953 as

Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of the Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1953, at 10 A.M. for inspection and decision; hearing closed.

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut), to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Benj. Waldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 10 A.M. for applicant to file revised plans showing correct existing conditions.

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superin-

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tendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business) and office.
PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.
APPEARANCES—
For Applicant: David Cybul.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 2, 1954, at 10 A.M. at request of applicant; applicant to obtain legal documents from adjoining owner and file revised plans.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.
SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).
PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.
APPEARANCES—
For Applicant: Fred C. Dahlem, George W. Swiller and H. Judelson.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 2, 1954, at 10 A.M. for inspection and decision; hearing closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).
SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.
PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel and Dr. Hyman E. Bass.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).
SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.
APPEARANCES—
For Applicant: Max Siegel and Dr. Hyman Bass.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. 153-53-BZ.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.
SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.
PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Isidore Harry Unger.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 9, 1954, 10 A. M. for further consideration. Applicant to file additional information as to proposed tenant.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.
SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.
PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.
APPEARANCES—
For Applicant: Fred C. Dahlem and Vincent Engellis.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 2, 1954, at 10 A. M. for further consideration and decision.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.
SUBJECT—Application August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.
APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: N. Y. City Housing Authority, Leubebhar, and Peter Deutsch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 23, 1954, at 10 A.M. for inspection and decision; hearing closed.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.
SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in the business use district, the reconstruction of existing gasoline service station to include lubritorium, car-wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

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PREMISES AFFECTED—1924-1934 Flatbush avenue, northeast corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A.M. for decision and further consideration of applicant's request re construction of building.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Travis S. Levy.

For Opposition: G. T. Redleaf, Frank Siarkowski, Beatrice Berger, Salvatore Bertuglia, Alex J. Trabold, Ansonio Sorrentino and H. Zincke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A.M. for inspection and decision; hearing closed.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Rev. Arthur P. Herold, Charles S. Rand, M.D., Mary Courtemanche, Lawrence Waldman, F. K. Kavalier, Elsie Scholer, Sophie Czarnecki, Mrs. N. Samuel, Anthony Caltieri, William Meek and C. C. McKeever, Boro President office.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A.M. for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the

change in occupancy from non storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Charles S. Belden.

For Opposition: John P. Connolly, R. Gonzagues, Esther Karsdiner, Lucy T. Gavosto, G. T. Desposito and A. H. Horstmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A.M. for inspection and decision; hearing closed.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Louis S. Weiner.

For Opposition: Armand J. Starace, David A. Goldstein, Ernest P. Seelman, Mabel Erikson, Michael Regenia, L. W. Jorginous, Jerome H. Gerst and Henry Bentzen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A.M. for inspection; additional affected property owners to be notified in meantime.

90-42-BZ—Vol. IV

APPLICANT—Henry George Greene, for Abraham Rubenstein, owner.

SUBJECT—Application reopened December 1, 1953 as Vol. IV—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district, the extension in area of plot, such extension to be used for additional parking and storage of motor vehicles in conjunction with existing gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs, and office; and the parking and storage of motor vehicles upon unbuilt upon portion of plot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 44, 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice, to permit applicant to obtain a new decision from the Borough Superintendent, and for restoration and further hearing after such new decision has been obtained.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

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806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec, Inc., lessee).

SUBJECT—Application October 23, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use district the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles (previously granted, for an extension to an existing gas station by the Board and amended to include parking and storage of motor vehicles).

PREMISES AFFECTED—4556 Broadway, northeast corner of Nagle avenue (Block 2172, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 10, 1953 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1¼ height district; Nagle avenue and Broadway are in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 16, 1953 acting on N.B. Applic. 76-53, reads:

"1. Restaurant, gasoline serv. station, lubrit., car wash, minor repairs (hand tools only) Parking and Stor. of more than 5 cars, office, sales and storage are contrary to Article II Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 ft. 2 in., 104 ft. 6 in. and 135 ft. 7 in. frontage by 150 ft. and 32 ft. 4 in. in depth, irregular, on which is located a gasoline service station with a 30 ft. by 62 ft. accessory building; that it is proposed to erect a steel and frame building which will be occupied as a dining car, which is a conforming use, on part of a plot now devoted to the non-conforming use of gasoline service and the parking and storage of more than 5 motor vehicles; that there will be no change in any existing use; and

WHEREAS, the applicant contends that the results of a critical traffic safety survey of the proposed location of the restaurant, with its exits leading directly to the street, indicate that the proposed use will in no way conflict with the operation of the present gasoline station; that the 5 ft. 6 in. high wire fence will keep this building completely separated from the remainder of the plot; that this conforming use will reduce the area of the non-conforming use by approximately 800 sq. ft.; that the building as proposed will be a metal and frame, one story, 16 ft. by 50 ft. 6 in. building; that the exterior finish an entirely novel approach in restaurant design, will be attractively molded stainless steel, with a few colored stripes; that the front yard will be artistically arranged with plants, grass and shrubs; that request is made for a pole sign with an illuminated 8 ft. by 12 ft. pennant and arrow to be set entirely within the building line on Nagle avenue near the easterly lot line; that it is felt that the proposed new building will result in an improvement in the general appearance of the premises, will be an added convenience to the public and an asset to the neighborhood; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 18, 1941, as thereafter amended by resolutions adopted through October 13, 1948, by adding thereto:

"* * * that in the event the owner desires to use a portion of the premises for the installation and use as a diner, located and designed as shown on plans filed with this application dated 'October 23, 1953,' 4 sheets; 'December 23, 1953,' 1 sheet, and 'February 4, 1954,' 4 sheets, such additional use may be permitted to be used as located and designed as shown on such plans; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto, and except for this change that the resolutions above cited shall be complied with as to the main use of the premises, on the further condition that planting shall be maintained substantially as proposed, properly protected with concrete curbing; that any signs erected shall be non-flashing; that all permits shall be obtained and all work compelled within six (6) months from the date of this amended resolution."

249-47-BZ

APPLICANT—Jacob J. Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application reopened February 2, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from storage and office, to office, storage and baling of waste paper.

PREMISES AFFECTED—596 Water street, and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 1, 1947 this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit the premises, in a business use district, to be occupied for the baling of waste paper and storage, for a term of two years; and

WHEREAS, on June 7, 1949 time to complete the work and the term of variance was extended; and

WHEREAS, on November 20, 1951 the Board reopened the application and set for hearing December 18, 1951 at 10 A.M., to permit two publications in the Bulletin and filing of a new decision of the borough superintendent, as to extension of term of variance, waiving all requirements; and

WHEREAS, on December 18, 1951, the term of variance was again extended, for two years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened February 2, 1954 and set for hearing on February 24, 1954 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of use which expired December 18, 1953; and

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent,

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dated February 8, 1954 acting on an amendment to Alt. Applic. 1085-46, reads:

"6. Repeated. Change of use of 1st floor from storage to storage & baling of waste paper in a class 3 bldg. located in a Business Use District is not permitted. Article II para. 4(a) 20 of the Zoning Resolution.

Note: See Bd. of S. & A. case 249-47 BZ, Bul. 52 Vol. 36 dated 12/18/51."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1947, as thereafter amended by resolutions adopted through December 18, 1951, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * Granted under Section 7, subdivision e, for a term of two (2) years from the date of this amended resolution, to permit * * * that other than as herein amended the resolution as adopted July 1, 1947, shall be complied with in all respects and a new certificate of occupancy shall be obtained."

952-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Brocon Realty Corp., owner.

SUBJECT—Application reopened January 19, 1954, to consider amendment as to additional curb cut re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five motor vehicles, and the display and sale of used cars on the unbuilt portion of the plot.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on December 9, 1947 this application (Vol. I) was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a business use district, for a term of five years, the parking and storage of more than five motor vehicles; and

WHEREAS, on April 6, 1948 the frame office and shelter building was permitted to be relocated and constructed of masonry construction, and to permit the construction of a new curb cut; and

WHEREAS, on June 15, 1948 and December 21, 1948 the Board reopened the application and extended time to obtain permits and complete the work; and

WHEREAS, on June 17, 1952 the Board amended the resolution under section 7e, to permit the owner to establish an auto laundry within existing building on premises facing Broadway, for a term of fifteen years; and

WHEREAS, the resolution was amended on December 16, 1952; and

WHEREAS, time to complete was extended on October 20, 1953; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on January 19, 1954 and set for hearing on February 24, 1954 at 10 A. M., to consider amendment as to additional curb cut; affected

owners on Truxton street to be notified of proposed hearing by regular mail; and

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 17, 1953 on Alt. Applic. 266-52, reads:

"Time of approval has expired as per amended resolution of the Bd. of St. & Appeals dated 12/16/52."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on December 9, 1947, as thereafter amended by resolutions adopted through October 20, 1953, by adding thereto:

"* * * that, in the event the owner desires to construct an additional curb cut to the premises from Truxton street, as indicated on plans marked 'Received December 31, 1953,' 1 sheet, such additional curb cut may be permitted for a width of 15 ft. with a similar entrance through the fence on the building line, on condition that the requirements of the resolutions above cited shall be complied with in all other respects, and where the fence is taken away for such opening there shall be suitable fence posts to support and maintain the fence on either side; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

499-48-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for Utility Laundry Service, Inc., owner.

SUBJECT—Application June 29, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for owner's, patrons' and employees' cars (no fee to be charged).

PREMISES AFFECTED—2822-2830 West 21st street, west side, 160 ft. south of Neptune avenue (Block 7017, Lot 20, part of Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 14, 1953 subject to regular procedure, as to extension of use; and

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; West 21st street is in residence and business use, C area, class 1 height districts; Neptune avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 9, 1953 acting on Alt. Applic. 2301-53, reads:

"1. Proposed parking of cars within a residential district is contrary to Art. 2 Sect. 3 of the Zone Resolution."

and superseded by Alt. Applic. 2301-53, dated December 22, 1953, reads:

"1. Proposed parking & storage of more than 5 cars within a residential district is contrary to Art. 2 Sect. 3 of the zone resolution."

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and

WHEREAS, the applicant states the premises consist of a plot, 160 ft. frontage by 118 ft. 9¾ in. in depth; that it is proposed to permit the vacant portion of plot for parking of owner's, patrons' and employees' cars; and

WHEREAS, the applicant contends that on the subject plot there is a one-story brick garage 60 ft. by 118 ft. 9¾ in., which is accessory to adjoining laundry; that of the subject site, 100 ft. frontage by 118 ft. 9¾ in. deep is vacant, and it is proposed to use this vacant portion of plot for the parking and storage of motor vehicles; that Neptune avenue for a depth of 100 ft. is in a business zone and beyond 100 ft. south the area is zoned residential; that while the subject site is zoned residential, it will be noted that there are non-conforming uses on said street; that on same block 7017, lots 24 and 25 are used for the parking and storage of motor vehicles, which was granted by the Board. for a term of two years, under Cal. 37-51-BZ; that lot 27 in the same block is occupied by a live poultry market; that on the opposite side of the street, block 7018, lot 18 is occupied for the parking and storage of motor vehicles, and that this is in a residential district; that a variance for this occupancy was granted by the Board. for a term of five years, under Cal. 800-50-BZ; that block 7018, lot 64 is occupied as a public garage; that the proposed parking lot will only be used for the parking of cars belonging to the Utility laundry (owners of property), their clients and for the parking of employees' cars; that this plot will not be used for commercial purposes; that with the shortage of car space, this plot will keep many cars off the already crowded streets; that a variance is requested for a term of five years and all conditions set by the Board will be complied with; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, it is the understanding of the Committee that the premises are to be used for no other use except in connection with the owners and customers trucks of the laundry adjoining or nearby on Neptune avenue, and on this understanding the Committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of five (5) years, to permit the plot to be occupied for parking and storage of motor vehicles belonging to the owner of the premises and his employees and customers in connection with the laundry, with no fee to be charged, as indicated on plans filed with this application marked "Received June 29, 1953," 2 sheets, *on condition* that the premises shall be leveled substantially to the grade of West 21st street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the interior and front building lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings therein except one to West 21st street for entrance and exit with curb cut opposite not exceeding 15 ft. in width; that the sidewalks and curbing in front of the premises shall be repaired to the satisfaction of the Borough President; that no signs shall be erected except there may be one sign attached to the fence and not illuminated and not extending beyond the street building line and not exceeding fifteen square feet in area advising of the private use of these premises as a parking lot and such other information as the Commissioner of Licenses shall require; that portable fire fighting appliances shall be maintained as the Fire Commission shall require; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

788-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application, October 10, 1952, reopened October 28, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street, southwest corner (Block 1436, Lot 6), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Guinee 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1952 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision without further argument; applicant to file revised plan and a record of the approved curb cut permits; then to January 26, 1954, for decision by the full Board; no further argument; then to February 2, 1954, for further consideration and decision; no further argument; then to February 24, 1954, for full vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, B area and Class 1½ height districts; 89th street is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1952, acting on Alt. Applic. 1904/52, reads:

"1. The extension of a nonconforming legal auto laundry located in a business zone is contrary to Article II, Section 4, subsection (a) (52)."

and

WHEREAS, the applicant states the premises consist of a plot 100 ft. front by 100 ft. in depth, on which is located a one-story masonry building of Class III construction, having a frontage of 25 ft. 1½ in. and a depth of 55 feet, now being used as an auto laundry and office, the balance of the plot being used for the parking of cars awaiting service; that this building was erected under N.B. 1813/48 and Certificate of Occupancy Q48017-48 was issued for an auto-laundry and office; and it is proposed to add an extension to the original building so that the building will have a total frontage of 54 ft. 7 in. and an irregular depth of 90 ft. 1 in. to be of Class 3 construction; that the present auto laundry will be extended into the new extension and it is proposed to maintain the present open parking for cars awaiting service; that it is also proposed to erect a new 5 ft. high woven wire fence on a 6 in. high concrete curb on the southerly lot line where the building does not occur and also along the 89th street building line; the open area will be cinder paved where parking is maintained; and

WHEREAS, the applicant contends inasmuch as the present use is entirely legal it is only proposed to extend said use and the proposed extension is requested for more efficient operation of the business; that the land is high in assessed value and it is mandatory that this extension be added so that under improved conditions the owner will receive an equitable return on his investment and which will also enable him to pay taxes; that Northern boulevard is a highly trafficked auto lane and as such the present auto laundry

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use is entirely in keeping at this point; that the proposed extension of the building will enable the owner to render a more effective service to the community as there are no other auto laundries in the affected area and the entire area is highly developed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, revised plans were submitted and considered; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1904-52, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

436-53-BZ

APPLICANT—O'Dwyer, Bernstein, and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Solomon A. Klein.

For Opposition: Rev. J. B. Tusty, A. M. Jury, M. Goldenberg and Marion Roberts.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; then to January 26, 1954, for decision by full Board; then to February 24, 1954, for decision after further inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Union turnpike and Main street are in a residence use, E area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1953 acting on N. B. Applic. 1083-53, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools and parking of cars awaiting service on a plot located in a Residence use district is contrary to Art. 2, of Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 136.24 ft. frontage by 146.24 ft. in depth, irregular; that in 1916 the use district of this property was business for a depth of 100 ft. from Union turnpike and also for a portion of this site within 100 ft. of Main street; that the balance was in a residence use district; that on January 15, 1926 a small rear portion of the plot within 100 ft. from Main street, but more than 100 ft. from Union turnpike, was changed from business to residence; that on January 17, 1929 the portion of the plot within 100 ft. of Union turnpike was changed from business to residence and the area district was also changed from D to E on this latter date; that the site is at present improved with a frame dwelling and a number of small frame structures used as dog

kennels; that the premises is operated commercially as a dog kennel with signs so signifying; that these dog kennels were legally established in 1926, when the premises was in a business district, under permit No. 15172-26; that the dwelling existed on the plot for many years and was altered in 1932 under Alt. Applic. 4461-32; that it is proposed to demolish all of the dog kennels, runs, washing facilities, storage buildings and the dwelling and to erect a modern parkway-type service station; that the proposed building will have a face brick facade with field stone trim and a gabled shingle roof; and

WHEREAS, the applicant contends that this type of building will be attractive and blend well with the surrounding area; that the building will be located near the center of the plot well away from all lot lines; that heavy planting and shrubbery screens will be provided along the lot lines and the gas station will be enclosed by an ornamental steel picket fence on a brick base, with brick piers provided every 10 ft.; that the gas station area will be confined to a depth of 100 ft. from Union turnpike and the rear portion will be left vacant and not occupied as part of the gas station area; that pumps will be of the low type and will be set 15 ft. back of the building line; that only one post standard and sign is proposed and the entire station will be designed to improve the appearance of the area; that the change in use of the property will eliminate objections to present use of the property insofar as noise and odors emanating from the dog kennels; that this is a heavily travelled highway and there is a distinct need for a gas station on this side of the highway; that this site, which already contains a non-conforming use, seems to be a logical location for an up-to-date gas station; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of fifteen (15) years, *on condition* that the premises shall be occupied substantially as proposed and as indicated on plans filed with this application marked "Received June 2, 1953," 5 sheets, provided that there shall be erected on all interior lot lines a brick masonry wall to a total height of not less than 5 ft. 6 in., properly coped and with no openings therein and except that such wall may be reduced to a height of 4 ft. within 10 ft. of the Union turnpike building line; that the balance of the premises at the rear, not proposed to be included, shall remain unoccupied and shall be properly fenced and kept clean and neat with suitable landscaping; that before further plans are filed with the Borough Superintendent, complete working drawings shall be submitted to the Board for further consideration and for imposition of conditions; that such plans shall be filed within two (2) months from the date of this resolution and after approval all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

445-53-BZ

APPLICANT—Elias K. Herzog, for A. F. and G. Realty Corp., owner.

SUBJECT—Application June 4, 1953—decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close avenue, east side. 174.69 ft. south of Westchester avenue (Block 3736. Lot 30), Borough of The Bronx.

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APPEARANCES—

For Applicant: P. D. Concagh, E. K. Herzog and Paul Pearl.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 8, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to December 22, 1953, for inspection and decision; applicant to file proper photographs and a plan showing the area, site and measured adjoining areas showing the building and showing the rear yards; then to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for applicant to submit revised plans; hearing previously closed; premises have been inspected; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Close avenue is in business and unrestricted use, D area, class 1 height districts; Westchester avenue is in retail, business and unrestricted use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1953 acting on N.B. Applic. 494-53, reads:

"1. Proposed Auto Body Repair shop in a building located in a business use district is contrary to Art. II Sec. 4(a)29 Zoning Res.

2. Proposed parking & storage of more than 5 motor vehicles as an accessory use to an auto body repair shop located in a business use district is contrary Art. II 4(a)15 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 50 ft. front by 60 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used as an auto body repair shop, and to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the owner acquired this property in 1926 in connection with lot No. 1 (property to the south) and it was portioned off only recently in connection with the proposed use; that there is no demand for a conforming use and the entire property has been vacant for many years; that at present there is a purchaser for the 100 ft. in question for the use as stated above; that the purchaser is now located to the north of the site under the name of Paul's Body Works, on the same block; that the sites across the street are in an unrestricted district and most of it is developed as garages, auto wrecking yards, etc.; that the erection of a new brick building will enhance the appearance of the neighborhood; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision i, to permit the premises to be occupied substantially as proposed for motor vehicle repairing as indicated on plans filed with this application marked "Received June 4, 1953," 2 sheets, and "February 19, 1954," 1 sheet, *on condition* that the retaining wall on the rear lot line, and as may be necessary on the side lot lines shall be constructed and maintained so that the plot may be maintained substantially level to the grade of Close avenue, *on condition* that the building

in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7, Subdivision h, for a term of five (5) years, the unbuilt upon premises may be occupied for the parking and storage of motor vehicles, including those awaiting service; that the sidewalk and curbing abutting the premises shall be constructed and maintained to the satisfaction of the Borough President; that curb cuts may be permitted on Close avenue consisting of two each not over 25 ft. in width; that the proper fences shall be maintained on the rear and side lot lines; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

629-53-BZ

APPLICANT—Siegel and Green, for Seamanav Realty Corp., owner.

SUBJECT—Application August 26, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy in cellar of class A multiple dwelling from day nursery to a retail store.

PREMISES AFFECTED—270 Seaman avenue, southwest corner of West 218th street (Block 2250, Lot 72), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Bernard Trencher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 12, 1954, for inspection and decision; then to February 2, 1954, for inspection and decision; then to February 24, 1954, for further study by applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Seaman avenue are in a residence use, B area, class 1¼ height districts; West 218th street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 13, 1953 acting on Alt. Applic. 1303-53, reads:

"A1. Proposed store in cellar is contrary to Art. II Sec. 3 of the Zoning Resolution.

Note: Residence district."

and

WHEREAS, the applicant states that the premises consist of a plot, 123 ft. 7½ in. frontage by 100 ft. in depth, irregular, on which is located a building 123 ft. 7 in. front by 87 ft. in depth, irregular, six stories and cellar, 64 ft. 3 in. in height, of class 3 construction, for which certificate of occupancy No. 32456-47 has been issued for one apartment, day nursery, boiler room and storage in cellar and 8 apartments on each floor; that it is proposed to change the use of the day nursery in cellar to a retail store; and

WHEREAS, the applicant contends that the subject premises are located at the southwest corner of Seaman avenue and West 218th street and are developed with a six-story non-fireproof, class A multiple dwelling, erected in 1926 as a new law tenement; that subsequently in 1947 a portion of the cellar facing West 218th street was altered to accommodate a day nursery; that certificate of occupancy No. 32456 was issued after completion of this alteration and is in full force and effect at the present time; that the day nursery continued in use from its inception until recently,

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when it vacated; that it is now proposed to use the same day nursery premises for a retail store; that the alterations will consist of removing certain interior subdivisions to provide one open area for the store within the same space and to enlarge the existing entrance on West 218th street to accommodate a pair of doors; that no other exterior changes are proposed; that the existing residential type windows are to be maintained undisturbed since it is intended to maintain the residential character of the facade as much as possible; that since the day nursery vacated the premises the owner has endeavored to rent this space for a similar or other conforming use, but has been unable to obtain such tenancy; that since this space is located within a cellar, although its floor is above the grade of West 218th street, the legal use of such a space is limited by the multiple dwelling law to other than dwelling purposes; that this limitation narrows the utilization of this space as does its location in proximity to the street grade; that directly opposite the subject space is the main entrance to Baker field; that when Baker field is used for athletic events it attracts a large number of spectators, which tends to crowd the street in front of the subject premises, together with its resultant clamor and debris, all of which impairs whatever residential character the street has; that the south side of West 218th street between Seaman avenue and Indian road, beginning about 125 ft. west of the subject premises, is now zoned for business use and there are existing stores facing West 218th street; that the north side of West 218th street is zoned partly for business use in closer proximity to the subject premises; that the granting of this application will permit the owner to make a beneficial use of a unique space without in any way being detrimental to or adversely affecting any neighboring properties and the contemplated use in practical effect will be no more objectionable than the former permitted day nursery; that no show windows or unlimited signs will be permitted as the owner desires to protect its large equity in its own property, which is predominantly residential; that this cellar space is adaptable and desirable for a retail store and the owner has received a favorable offer for such a tenancy and is desirous of consummating such a lease; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and after careful consideration the committee recommends that the application should not be granted as they believe the premises can be occupied for some other use compatible with the residential district and with the uses in the building; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1303-53, Obj. A1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application September 18, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 20, 1953 acting on N.B. Applic. 2872-53, reads:

"1. Proposed erection of gasoline service station, auto washing, lubrication, offices and accessory sales, minor auto repairs with hand tools only on a lot in a business use district is contrary to Art. 2, Sec. 4a(46) & (29) of the Z.R.

2. Proposed entrance on Astoria Blvd. more than 25'-0 from 85th St. is contrary Sec. 7A of the Z.R."

and

WHEREAS, the applicant states the premises consist of a plot, 106.75 ft.; 148.44 ft. and 100 ft. frontage by 185.79 ft. in depth, irregular, presently vacant; that it is proposed to construct a modern gasoline service station on the east side of 85th street between 24th avenue and Astoria boulevard; that the accessory building will be constructed of face brick on the exterior with an asphalt shingled peaked roof; that a steel picket fence on a 2 ft. high brick base, making a total height of 5 ft. 6 in., will be erected along the entire interior lot line and return approximately 70 ft. along the 24th avenue building line; that dense shrubbery will be installed along this fence line both on the interior lot lines and the 24th avenue building line; that one curb cut will be installed along 24th avenue, complying with section 7A; that one concrete island with four approved gasoline pumps thereon will be installed along the Astoria boulevard and 85th street frontages and will be set back 15 ft. from the building lines; that the entire area will be paved with concrete or bituminous paving where not built upon or designated as area to be planted or seeded; that no body or fender work or welding will be done on the premises; and

WHEREAS, the applicant contends that this site is located on the northerly side of Astoria boulevard; that one block westerly of the present site is an existing gas station; that Astoria boulevard is a four lane heavily trafficked parkway; that the station extends through to 24th avenue; that on the north side of 24th avenue, directly opposite this property, the zoning is business and manufacturing uses and there is present construction going on, on these particular sites; that the whole tenure of the neighborhood in this area is business and manufacturing; that due to the increased traffic in this particular area and the business uses being developed on surrounding properties, it is requested that the Board favorably consider this application; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received September 18, 1953," 3 sheets, *on condition* that the plot shall be leveled substantially to the grade of the surrounding streets and shall be arranged as designed and as indicated on such plans; that along the rear lot line in place of the steel fence proposed, there shall be erected a masonry wall not less than

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5 ft. 6 in. in height; that complete working drawings shall be submitted to the Board for further consideration; that such plans shall be filed within two (2) months from the date of this resolution, and after approval, all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

735-53-BZ

APPLICANT—George J. Sole, for St. Frances de Chantal R. C. Church, owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a parochial school using more than the area permitted at curb level.

PREMISES AFFECTED—1273-1283 57th street and 5610-5624 13th avenue, northwest corner (Block 5690, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: George J. Sole and Rev. Thomas F. Kelly.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 13th avenue are in a business use, C area, class 1 height district; 57th avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1953 acting on N.B. Applic. 1496-52, reads:

"7. Repeated. Proposed use of entire plot at curb level violates Art. IV, Sec. 13b of Zoning Resolution." and

WHEREAS, the applicant states the premises consist of a plot, 100 ft. frontage by 100 ft. 4 in. in depth, presently vacant; that it is proposed to erect a building covering the entire lot above curb level; that the auditorium roof, 45 ft. by 100 ft., will extend 4 ft. 9 in. above curb level, and on this will be installed a playground; and

WHEREAS, the applicant contends that the plot of the proposed school is a rather limited plottage to cover all the requirements of a school without sacrificing the playground; that instead of building completely underground, by raising the playground 4 ft. 9 in. above the curb, a social hall-gym could be installed with the required height of 16 ft. clearance necessary for basketball without encountering sewage trouble, lessening the possibility of finding water when excavating for the foundation, facilitating the use of the social hall by cardiacs and elderly people by reducing the climbing and lowering the building cost; that the zoning regulation permits a corner plot to be occupied up to 75% for the first 50 ft. of the corner and the interior 50 ft. up to 60%, making the permissible occupied area 67½% for the full height of the building, or 6770 sq. ft.; that with the exception of the first 4 ft. 9 in. above the ground, the school building occupied at the 1st floor level 5713 sq. ft. or 57%, and from the 2nd floor up to the roof it occupies 5133 sq. ft. or 51%; that by granting this application and making use of the proposed plan, it permits the school to have more and better facilities, enables the children to enjoy a playground as wide

as the school building and getting better block ventilation which could be obstructed by making use of the full percentage allowed by the zoning regulations; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the rear yard portion as proposed to be raised approximately 4 ft. 9 inches above grade, constructed and as indicated on plans filed with this application marked "Received October 14, 1953" (6 sheets) "November 25, 1953" (1 sheet) and "November 27, 1953" (1 sheet), on condition that the rear yard roof proposed to be occupied for a playground shall be properly fenced and requirement for exit therefrom complied with; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

873-53-BZ

APPLICANT—Morris Lapidus, for Jewish Communal Center of Flatbush, owner.

SUBJECT—Application December 10, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of structure to be used as a community building, classrooms, gymnasium and offices, using more than the area permitted.

PREMISES AFFECTED—1312-1320 Avenue I, south side, 40 ft. west of East 14th street (Block 6706, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Avenue I and East 14th street are in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 1, 1953 acting on N.B. Applic. 1359-53, reads:

"1. Area of proposed structure in excess of 60% of lot violates Sec. 13b Art. IV Zoning Resolution." and

WHEREAS, the applicant states the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on which is located a frame dwelling, to be demolished; that it is proposed to erect a building 80 ft. front by 100 ft. in depth, irregular, two stories in height, to be used as a community building, classrooms, gymnasium and offices; and

WHEREAS, the applicant contends that recognizing the growth of juvenile delinquency in this particular area, the directors have devoted their full time, energies and finances in attempting to erect a building which would provide for the needs of the youth of this community; that it is hoped

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that this building, which will provide arts and crafts classes, hobby rooms, lectures, meeting rooms for boy scouts, police athletic league teams, etc., and a gym for inter-regional sports and demonstrations, will make it possible to interest youths of all ages to use this building as their very own, and in so doing combat this juvenile delinquency; that after exhaustive surveys and meetings held with the police department and directors of other youth groups, it has been determined that the minimum requirements for this building would be six classrooms and a regulation size basketball court, together with all the other incidental requirements necessary; that with this thought in mind, the architects have attempted not only to fulfill the need of a functional, but aesthetic building as well; that the plan, as now filed with the department of housing and buildings, comprises a total ground coverage of 5064 sq. ft. and is only 3-1/3% over the allowable permitted and it is therefore requested that the Board grant this appeal for additional coverage for the aforementioned reasons; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 to permit the excess area as proposed, due to the enclosure of the rear stairway, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and as shown on plans filed with this application marked "Received December 10, 1953" (1 sheet), "January 7, 1954" (5 sheets) and "January 13, 1954" (1 sheet); and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

330-53-A

APPLICANT—Simrean Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7 1/2 in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A. M. at request of applicant, to file letter of permission from adjoining owner.

536-53-A

APPLICANT—Flower Fifth Avenue Hospital, for New York Medical College Flower and Fifth Avenue Hospitals, owners.

SUBJECT—Application July 1, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240-1249 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (Block 1611, Lots 1 and 66); (Basement, 1st and 7th floors), Borough of Manhattan.

APPEARANCES—

For Applicant: E. Ross Winckler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order No. 92808-LC, issued by the Fire Com-

missioner October 17, 1952, as repeated in a decision of the Fire Commissioner dated June 5, 1953, reads:

"1. Discontinue the use of Class C refrigerating units containing not more than 10 lbs. of refrigerant in the following rooms which are not provided with a window to the outside air in accordance with Rule 5 of the Freon rules declared May 26, 1946 by the Fire Department:

Savage refrigerating unit, kitchen, main basement

Savage refrigerating unit, tearoom 1st floor

Frigidaire refrigerating unit, emergency room, 1st floor

Frigidaire refrigerating unit, emergency clinic, 1st floor

Frigidaire refrigerating unit, Chief Engineer's office, basement

Frigidaire refrigerating unit, Dean's office, 1st floor

Frigidaire refrigerating unit, Anatomy, 7th floor

Frigidaire refrigerating unit, Pharmacy storeroom

Frigidaire refrigerating unit, Pharmacy storeroom"

and

WHEREAS, the applicant states the building is 11 stories, 145 ft. in height; 201.10 ft. by 275 ft. in area; of fireproof construction; erected 1939; located on a lot 201.10 ft. by 325 ft. in area, in a residence use district; and used and occupied since erection as follows: cellar, boiler room, machine room, and morgue, 25 persons; basement, kitchen, laundry, clinic, waiting room, office, 500 persons; 1st floor, administration, clinic, waiting room and offices, 350 persons; 2nd floor, hospital stock room, reading room and cafeteria, 325 persons; 3rd floor, hospital, laboratories, offices, 275 persons; 4th floor, hospital, laboratories, classroom, 280 persons; 5th floor, hospital, laboratories and offices, 260 persons; 6th floor, hospital, laboratories and offices, 270 persons; 7th floor, hospital, laboratories and lecture room, 270 persons; 8th floor, hospital and museum, 275 persons; 9th floor, hospital, animal rooms, fan room, 210 persons; 10th floor, hospital, 30 persons; 11th floor, pent houses, 10 persons; that the building is equipped with an approved standpipe system, and partially equipped with a sprinkler system in the paint shop, laundry and the laundry chutes; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that there are two interior stairs, fireproof construction, fireproof enclosed, equipped with fireproof self-closing doors and five fire towers; and

WHEREAS, Certificate of Occupancy #24915 was issued July 13, 1939, upon completion of work under Alt. Applic. 168-1938 and permits the existing use and occupancy; and

WHEREAS, the applicant contends that to comply with the letter of the code and rectify the deficiencies listed in the order issued by the Fire Commissioner would constitute a definite hardship to the hospital since a comparatively large sum of money would be involved; and

WHEREAS, the applicant states as to the Savage refrigerating unit located in the kitchen in the main basement, that this is a one quarter horse power unit containing 4 lbs. of F-12 refrigerant and is used as an ice cream storage box and was loaned to the hospital by the ice cream supplier; that this unit is in a large kitchen space open via open doorways to the bakery, vegetable preparation room and scullery; that the bakery is vented by two 5 ft. by 4 ft. casement windows and the vegetable room and scullery are each vented by a 5 ft. by 4 ft. casement window; that the doorways between these rooms are without doors; that the kitchen has a forced air supply; that in view of the open access of the kitchen to adequate ventilation, it is requested that this item of the Fire Commissioner's order be modified; and

WHEREAS, the applicant states as to the Savage refrigerating unit located in the tea room on the 1st floor, that this is a 1/4 h.p. unit containing 4 lbs. of F-12 refrigerant and is used as an ice cream storage box; that the tea room kitchen in which this unit is located has access to the doctor's dining room via a doorway with a glass upper paneled door; that the dining room is vented by two 48 in. x 58 in. double hung windows; that an open flame grill is located as shown and provided with a hood and independent mechanical ventilation so arranged as to convey all the products of combus-

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tion to the outside of the building; that it is proposed that the door separating the kitchen and dining room be fitted with a screen or louvered opening measuring 41 in. by 22 in. in the upper glass panel so as to provide ventilation to the dining room in which there is adequate ventilation under the code; and

WHEREAS, the applicant states that the Frigidaire refrigerating unit located in the emergency room on the 1st floor is a 1/5 h.p. unit containing 12 oz. of F.12 refrigerant, located in a room in the emergency clinic and is essential for the storage of perishable drugs and medications; that this room is not ventilated to the outer air, having only a forced air supply; that to remedy this condition it is proposed: 1. to remove the unit to a new location as shown on detailed plan C filed with this appeal; to install a vent fan of at least 75 c.f.m. capacity above the refrigerator, exhausting through the wall to a generator room which is ventilated to the outer air by two 58 in. by 50 in. casement windows and an 8 ft. by 8 ft. double sliding doorway, which doorway is left open at all times, or to remove the unit to the examining room shown on detail plan C; to install an exhaust fan at least 75 c.f.m. capacity, with duct leading through the wall across the passageway and through the wall to the ambulance entrance which is open to the outer air, or to replace unit entirely with a non-mechanical ice box; that of the three alternatives herein proposed as to this unit, the 1st is the least expensive to install, and it is therefore requested that the Board accept this proposal; and

WHEREAS, the applicant states as to the Frigidaire refrigerating unit located in the emergency clinic on the 1st floor that this unit is a 1/5 h.p. unit containing 12 ounces of F.12 refrigerant and is located in the allergy clinic in a storeroom and is essential for the storage of perishable medications and drugs; that this room is adjacent to an examining room which is vented by a window with one 50 in. by 16 in. and one 50 in. by 23 in. opening and separate from it by a metal partition with two fixed glass transoms measuring 39 in. by 12 in. each; that there is also a 39 in. by 12 in. swinging transom over the door; that one partition of this storeroom is a partial partition which is open 15 in. from the ceiling; that to remedy this condition it is proposed to remove the transoms between the storeroom and the examining room to provide adequate ventilation from the storeroom to the open air; and

WHEREAS, the applicant states as to the Frigidaire 1/4 h.p. air conditioning unit located in the chief engineer's office in the basement, that this unit contains 8 lbs. of F.12 refrigerant; that this room is not ventilated to the outer air but has forced air supply; that it is proposed to remove this unit and comply with this portion of the Fire Commissioner's order; and

WHEREAS, the applicant states as to the Frigidaire refrigerating unit located in the Dean's Office on the 1st floor that this is a 1/5 h.p. sealed unit containing 12 oz. of F.12 refrigerant, located in the store room of the Dean's professional office where he treats ear, nose and throat patients; that the refrigerator is used for the storage of perishable drugs and medications; that the room is not vented to the outer air but has a forced air supply; that this room is adjacent to an office in which is located a large fixed window with two 50 in. by 16 in. and two 50 in. by 23 in. openings and two self-closing fireproof doors, one of which leads to the office; and

WHEREAS, the applicant states as to this unit, that it is proposed to install a 2 ft. 6 in. by 2 ft. 6 in. louver in the lower panel of the door leading from the office to provide required ventilation; and

WHEREAS, the applicant states as to Frigidaire refrigerating unit, located in the Anatomy room on the 7th floor, that this is a 1 1/2 h.p. unit containing 17 lbs. of F.12 refrigerant, located in a specially designed space, isolated from the surrounding areas by masonry walls and a locked metal access door; that this space is not ventilated; that the unit provides refrigeration for the cadaver ice box, where cadavers are stored for the instruction of medical students; that this unit is far removed from the part of the building housing pa-

tients; that other areas around it are well ventilated by windows; that this unit is located as shown on the original approved plan; and

WHEREAS, the applicant contends as to this unit, that since its use is for teaching purposes, and since the condition cannot be rectified except at considerable expense, it is requested that the decision of the Fire Commissioner be modified so as to permit the continuance of the use of this unit as originally installed under the approved plan at the time of the alteration of the building; and

WHEREAS, the applicant contends as to the Frigidaire refrigerating unit, located in the Pharmacy storeroom, where shown on the basement plan, that this is a 1/5 h.p. sealed unit, containing 12 oz. of F.12 refrigerant, located in the Pharmacy Store Room, and used for the essential storage of perishable drugs and medication; that this room has no window ventilation but has a forced air supply from an 18 in. fan installed in the wall separating the storeroom from the ambulance enclosure which is open to the outer air through the driveway entrance; that this fan is operated by a switch located on the wall outside of the storeroom at its entrance door so that the room can be ventilated prior to entering; that it is proposed to install a 2 ft. by 3 ft. window in the ambulance enclosure wall in order to provide ventilation to the outer air; and

WHEREAS, the applicant states as to the Frigidaire refrigerating unit, located in the Pharmacy Storeroom, where shown on the basement plan, that this unit is an air conditioning sealed model containing 8 lbs. of F.12 refrigerant, used for cooling of the Pharmacy Storeroom, and it is requested that the Board permit the continuance of the use of this unit under the conditions above proposed as to the Pharmacy Storeroom.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #92808-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the requirements of Chapter 19 of the Refrigeration Code shall be complied with as to all installations and that the refrigerating equipment in the Anatomy Room on the 7th floor shall be ventilated to the outer air as now proposed on plan marked "Received February 6, 1954" (1 sheet), and that in all other respects the equipment shall be maintained as proposed and as shown on plans marked "Received July 1, 1953" (8 sheets) and "February 9, 1954" (1 sheet) to the satisfaction of the Fire Commissioner.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 24, 1954,
2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

800-38-SA

APPLICANT—Delco Appliance Corp., owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to additional trade name—General I-715 Oil Burner (previously approved re Delco Heat Oil Burner, DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM).

APPEARANCES—

For Applicant: N. J. O'Brien.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

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THE VOTE—

Affirmative: Chairman Murdock Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 800-38-SA January 21, 1954
Subject: Amendment to resolution as to marketing under
additional trade name.

Delco Appliance Division General Motors Corp. requested by letter dated December 14, 1953, that the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be amended so as to permit the Delco Heat Oil Burner, Model D34, to be marketed by the General Automatic Products Corp. under the trade name of General I-715. The application was reopened by a vote of the Board January 5, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be amended so as to permit the Delco Heat Oil Burner Model D-34 (approved October 18, 1938 under Cal. No. 800-38-SA) to be marketed by the General Automatic Products Corporation under the trade name General I-715, on condition that the requirements of the resolution adopted October 18, 1938 under Cal. No. 800-38-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 18, 1938 in accordance with the above report.

719-39-SM

APPLICANT—Clark, Carr and Ellis, for Dragon Cement Co., Inc., owner.

SUBJECT—Application for consideration—reopening and to record name of new owner-manufacturer—re Dragon Portland Cement, previously approved.

APPEARANCES—

For Applicant: Walter C. Taylor.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the Board is advised that there has been a change in the name of the company manufacturing the product.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 10, 1939, only as to the name of the company manufacturing the product approved, so that as amended this portion of the resolution shall read:

"Dragon Cement Company Inc., present owner;
Lawrence Portland Cement Company, Inc., former owner."

87-47-SM

APPLICANT—Imperia Bros. (Nazzarino and Juisippi Imperia, owners).

SUBJECT—Application reopened January 5, 1954 for consideration as to include additional size of cinder block; (previously approved Imperia Brothers Concrete and Cinder Blocks).

APPEARANCES—

For Applicant: William Morelli.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 87-47-SM January 21, 1954
Subject: Amendment of Resolution to Include Additional Size of Cinder Block.

Imperia Bros., Pelham Manor, New York, requested by letter dated December 10, 1953, that the resolution adopted December 16, 1947 under Cal. No. 87-47-SM be amended to include additional sizes of concrete and cinder blocks. The application was reopened by a vote of the Board January 5, 1954.

Purpose

The units are to be used in masonry construction.

Description

The units are manufactured of the same materials in the same manner and on the same machines as the blocks approved by the Board December 16, 1947 under Cal. No. 87-47-SM.

Inspection and Test

Sample blocks were identified and marked at the applicant's plant by Asst. Engr. J. A. Darts, Committee on Test and tests, in accordance with the requirements of the Masonry Rules, were conducted at the Westchester Testing Co., Inc. Results were as follows:

3" x 8" x 18" Solid Cinder Partition Block Compression Strength (5 blocks)—1427 p.s.i. Absorption (lbs. per cu. ft.)—12.8

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 16, 1947 under Cal. No. 87-47-SM be amended so as to include the additional sizes of cinders and concrete masonry units herein described so that the following units are recommended for approval (including previously approved masonry units):

I. Concrete Units

- (A) Hollow—4" x 8" x 18" Partition; 6" x 10" x 18" Load Bearing; 8" x 10" x 16" Load Bearing; 8" x 12" x 16" Load Bearing; 8" x 10" x 18" Load Bearing; 8" x 12" x 18" Load Bearing
(B) Solid—4" x 8" x 18" Partition; 8" x 16" 75% Solid Load Bearing

II. Cinder Units

- (A) Hollow—3" x 8" x 18", 6" x 8" x 18" Partition; 8" x 12" x 18" Load Bearing; 8" x 8" x 18" Load Bearing
(B) Solids—2" x 8" x 18" Partition; 3" x 8" x 18" Partition; 6" x 8" x 18" 75% Solid Partition; 8" x 8" x 18" 75% Solid Load Bearing; 8" x 12" x 16" 75% Solid Load Bearing

III. Header Backers

6" x 9" x 18"; 6" x 8" x 18"; 8" x 8" x 18" and 8" x 9" x 18" (all cinder units).

on condition that the requirements of the resolution adopted December 16, 1947 under Cal. No. 87-47-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 16, 1947 in accordance with the above report.

647-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened January 5, 1954—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53, previously approved; (Re: Amendment to resolution as to additional trade name).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 647-48-SA January 21, 1954

Subject: Amendment of Resolution as to additional trade name.

Automatic Burner Corporation, Chicago, Illinois requested by letter dated October 29, 1953 that the resolution adopted May 3, 1949 under Cal. No. 647-48-SA, be amended so as to permit the ABC Oil Burner, Model 53 to be marketed by the Timken Silent Automatic Division of the Timken Detroit Axle Co. under the trade name Silent Automatic Model No. OCG-100.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 under Cal. No. 647-48-SA, wherein the ABC Oil Burner, Model No. 53 was approved and permission granted to market the approved burner under additional trade names be amended so as to permit the ABC Oil Burner Model 53 to be marketed by the Timken Silent Automatic Division of Timken Detroit Axle Co. under the trade name of Silent Automatic Model No. OCG-100 on condition that the requirements of the resolution adopted May 3, 1949 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 in accordance with the above report.

1105-48-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened, January 5, 1954—re ABC Oil Burner, Model 52A, re Amendment of resolution as to additional trade name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Tests reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1105-48-SA

January 21, 1954

Subject: Amendment of Resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois requested by letter dated October 29, 1953, that the resolution adopted May 3, 1949 under Cal. No. 1105-48-SA, be amended so as to permit the ABC Oil Burner, Model 52A to be marketed by the Timken Silent Automatic Division of the Timken Detroit Axle Co. under the trade name Silent Automatic Model Nos. OCE-14, OCE-25, OCE-35.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 under Cal. No. 1105-48-SA, wherein the ABC Oil Burner, Model No. 52A was approved and permission granted to market the approved burner under additional trade names be amended so as to permit the ABC Oil Burner Model 52A to be marketed by the Timken Silent Automatic Division of Timken Detroit Axle Co. under the trade name of Silent Automatic Model Nos. OCE-14, OCE-25, OCE-35, on condition that the requirements of the resolution adopted May 3, 1949 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 in accordance with the above report.

283-50-SA

APPLICANT—Automatic Burner Corp., owner-manufacturer.

SUBJECT—Application reopened January 5, 1954, for consideration as to additional trade name—Silent Automatic Model OCF-70; (previously approved re ABC Oil Burner, Model 54).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 283-50-SA

January 21, 1954

Subject: Amendment of Resolution as to additional trade name.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated October 29, 1953 that the resolution adopted October 17, 1950 under Cal. No. 283-50-SA, be amended so as to permit the ABC Oil Burner, Model 54 to be marketed by the Timken Silent Automatic Division of the Timken Detroit Axle Co. under the trade name Silent Automatic Model No. OCF-70. The application was reopened by a vote of the Board January 5, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 under Cal. No. 283-50-SA, wherein

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the ABC Oil Burner Model 54 was approved and permission granted to market the approved burner under additional trade names be amended so as to permit the ABC Oil Burner Model 54 to be marketed by the Timken Silent Automatic Division of Timken Detroit Axle Co., under the trade name of Silent Automatic Model OCF-70, on condition that the requirements of the resolution adopted October 17, 1950 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 17, 1950 in accordance with the above report.

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened December 1, 1953 for consideration as to additional trade name—Crane Gas Fired Unit Heaters, Model Nos. CR50-327; CR75-327; CR100-327; CR125-327; CR150-327; CR175-327; CR200-327 and CR225-327; (previously approved re Bryant Gas-Fired Unit Heater, Models 50-327; 75-327; 100-327; 125-327; 150-327; 175-327; 200-327 and 225-327).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 500-50-SA January 21, 1954

Subject: Amendment to resolution Bryant Gas Fired Unit Heaters to permit marketing under additional trade names.

Bryant Heater requested by letter dated November 23, 1953 that the resolution adopted January 16, 1951 and amended April 22, 1952 and July 14, 1953 under Cal. No. 500-50-SA be amended to include additional model numbers of Bryant Unit Heaters and to permit the marketing under additional trade names. The application was reopened by a vote of the Board December 1, 1953.

Purpose

The gas fired unit is intended for domestic commercial and industrial heating and also for use in places of explosive atmospheres.

Description

The Board approved the Bryant Gas Fired Unit Heater 50-327 April 22, 1952; 75-327, 100-327, 125-327 and 150-327 December 23, 1952 and 175-327, 200-327 and 225-327 July 14, 1953, all under Cal. No. 500-50-SA.

Recommendation

The Committee on Test recommends that the resolution adopted January 16, 1951 and amended at various times through July 14, 1953 under Cal. No. 500-50-SA, be amended so as to permit the Bryant Gas Fired Unit Heaters Models 50-327; 75-327; 100-327; 125-327; 150-327; 175-327; 200-327 and 225-327 to be marketed by the Crane Co. under the following model numbers CR50-327; CR75-327; CR100-327;

CR125-327; CR150-327; CR175-327; CR200-327 and CR225-327, on condition that the requirements of the resolution adopted January 16, 1951 and amended at various times through July 14, 1953 under Cal. No. 500-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of January 16, 1951, April 22, 1952, December 23, 1952 and July 14, 1953 in accordance with the above report.

666-50-SA

APPLICANT—Olson Filtration Engineers, Inc., owner.

SUBJECT—Application reopened December 15, 1953 for consideration as to include additional sizes of filters and to permit the use of centrifugal pumps—Olson Superflow Tubular Filters, Models 16-24-52; 20-24-69; 24-24-96; 24-36-96; 30-36-148 and 36-36-216; (previously approved re Olson Superflow Tubular Filter, Model 42-36-308, liquid Filter for solvents).

APPEARANCES—

For Applicant: Leo Krampf.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 666-50-SA January 25, 1954

Subject: Amendment to resolution to include additional sizes of filters and to permit the use of centrifugal pumps.

Olson Filtration Engineers, Inc. requested by letter dated November 20, 1953 that the resolution adopted February 14, 1951 be amended to include additional sizes of Olson Superflow Tubular Filters and to permit the use of centrifugal pumps. The application was reopened by a vote of the Board December 15, 1953.

Purpose

The appliance is used to filter dry cleaning solvents.

Description

The Board approved, February 18, 1951, under Cal. No. 666-50-SA, the Olson Superflow Tubular Filter Model No. 42-36-308. The additional models namely 16-24-52; 20-24-69; 24-24-96; 24-36-96; 30-36-148 and 36-36-216 are identical in construction, design and service to the Model 42-36-308 and differ only as to diameter, length of filter tube and number of tubes. The model number indicates these variations whereby the first number indicates the diameter of the filter shell, in inches, the second number, the length of the filter tube in inches; and the third number, the amount of tubes in the filter.

Inspection and Test

A unit was inspected and tested at 768-39th St., Brooklyn, N. Y. January 20, 1954 in the presence of Asst. Engr. J. A. Darts, Committee on Test and S. Landon and L. Krampf representing the applicant. The unit was so arranged that the solvent was supplied from the washer by means of a centrifugal pump. The unit and pump were tested by shutting off the flow of solvent from the filter so that a pressure

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built up within the filter; as the pump continued to operate when the pressure within the filter reached 40 p.s.i. the pump stopped pumping solvent into the filter as the pressure capacity of the pump is limited depending on the size of the pump impeller and all centrifugal pumps used with the filters are designed with a maximum pressure capacity of 35-40 p.s.i.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that resolution adopted by the Board February 14, 1951 under Cal. No. 666-50-SA be amended to include the Olson Super-flow Tubular Filters, Models 16-24-52; 20-24-69; 24-24-96; 24-36-96; 30-36-148 and 36-36-216 and further that the solvent may be supplied from the washer to the filter by a centrifugal pump having a maximum pressure capacity of 35-40 p.s.i., on condition that the requirements of the resolution adopted February 14, 1951 under Cal. No. 666-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 14, 1951 in accordance with the above report.

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.
SUBJECT—Application reopened November 10, 1953 for consideration as to include additional model—York-Shipley Oil Fired Furnace, Model S 1 80; (previously approved York-Heat Oil Fired Warm Air Suspended Units, Models SI-115, SI-150 and SI-205).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 435-51-SA January 21, 1954

Subject: Amendment of resolution to include additional model of York-Shipley Oil fired furnace, Model S 1 80.

York-Shipley, Inc., York, Pa. requested by letter dated October 22, 1953 that the resolution adopted October 30, 1951 be amended to include the additional model York-Heat (oil fired furnace) Model S 1 80. The application was reopened by a vote of the Board November 10, 1953.

Purpose

The appliance is a suspended warm air furnace (oil fired) for domestic and commercial installation and in garages.

Description

The model S 1 80 is basically the same as the models S 1 115; S 1 150 and S 1 205 approved by the Board October 30, 1951 under Cal. No. 435-51-SA and differs only as to size and capacity.

Recommendation

The Committee on Test recommends that the resolution adopted October 30, 1951 under Cal. No. 435-51-SA be amended so as to include Model S 1 80 so that the models

York Heat Oil Fired Warm Air Suspended Units recommended for approval under this recommendation (including those previously approved) are as follows: S 1 80, S 1 115; S 1 150 and S 1 205, on condition that the requirements of the resolution adopted October 30, 1951 under Cal. No. 435-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 30, 1951 in accordance with the above report.

787-51-SA

APPLICANT—Sterling Heat Specialties, Inc. owner-manufacturer.

SUBJECT—Application reopened September 23, 1952 for consideration as to additional trade name—Economy Suspended Gas Fired Unit Heater and Fedders Series 18 Gas Fired Unit Heaters; (previously approved re Sterling Suspended Gas-fired Unit Heaters, Models 55S, 90S, 120S, 160S and 200S).

APPEARANCES—

For Applicant: Clarence E. Scott.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 787-51-SA January 25, 1954

Subject: Amendment to resolution as to additional trade names.

Sterling Heat Specialties, Inc., Massachusetts requested by letter dated August 25, 1952 that the resolution adopted February 5, 1952 under Cal. No. 787-51-SA be amended so as to permit the Sterling Suspended Gas Fired Unit Heater, Models 55S, 90S, 120S, 160S and 200S, to be marketed by the International Heater Co. Utica, N. Y. under the trade name Economy Suspended Gas Fired Unit Heater and by the Fedders-Quigan Co. Buffalo, N. Y. under the trade name Fedders Series 18 Gas Fired Unit Heaters. The application was reopened by a vote of the Board September 23, 1952.

Recommendation

The Committee on Test recommends that the resolution adopted February 5, 1952 under Cal. No. 787-51-SA be amended so as to permit the Sterling Suspended Gas Fired Unit Heaters Models 55S, 90S, 120S, 160S and 200S, to be marketed by the International Heater Co. Utica, N. Y. under the trade name Economy Suspended Gas Fired Unit Heater and by the Fedders Quigan Co. Buffalo, N. Y. under the trade name Fedders Series 18 Gas Fired Unit Heaters, on condition that the requirements of the resolution adopted February 5, 1952 under Cal. No. 787-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1952 in accordance with the above report.

25-52-SM

APPLICANT—National Gypsum Company, owner-manufacturer (George M. Wolfe, agent).

SUBJECT—Gold Bond 2 in. Laminated Drywall Partition, approval of.

APPEARANCES—

For Applicant: E. J. Duffy.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 25-52-SM January 13, 1954

Subject: Gold Bond 2" Laminated Drywall Partition, approval of.

National Gypsum Co. Buffalo, New York, filed January 11, 1952, an application with the Board of Standards and Appeals for approval of the construction known as the Gold Bond 2" Laminated Drywall Partition under the provisions of C26-636.0 Administrative Building Code.

Purpose

The material is used to construct 1 and 2 hour fire resistive interior non-load bearing partitions.

Description

The partition is made up of the following materials: Gold Bond Long Length Gypsum Lath and Gold Bond Gypsum Wall board (approved by the Board under Cal. No. 709-39-SM) and accessory ceiling and floor runners and clips.

Depending on the construction, these partitions can withstand either a one or two hour fire test.

Construction of one hour fire resistive partition.

The core of the 2" Solid Laminated Partition consists of a factory laminated core two ½ inch thick Gold Bond Long Length laths cemented together to form a solid core 1 inch thick by 2 ft. wide and up to 12 ft. in length; with joints butted.

The factory laminated core is erected vertically with the bottom edge set into and held by prongs in the floor runner and the top edge is secured by lateral bearing against the vertical leg of the ceiling runner. Each of the core sections are permanently locked in place by 6 inch long pieces of ceiling runner placed between the vertical core joints. In addition to tee joint clips at the ceiling runner tee joint clips are placed at the third points along the vertical joints. These clips are locked in place with a 6d finishing nail.

The outer face of wallboard is first applied to the core opposite the side which had the nail in the joint clips. The edges of the wallboard are butted and secured to the core by coating the back side of the board with Gold Bond Laminating adhesive, the coverage of the adhesive is 15-18 lbs. per 100 sq. ft. of wallboard area or 30-36 lbs. per 100 sq. ft. of completed partition area.

After the wallboard is secured to the core on one face, and the adhesive has had an overnight set, the nails in the tee joint clips on the opposite side are removed and the tab of each clip is bent over. The wallboard is then applied to that face of the core as described for the opposite face.

The joints between the butted edges of the wallboard on both faces is then finished with the Gold Bond Tape Joint System.

Construction of two hour fire resistive partitions.

The core of the two hour fire resistive partition is a factory laminated core of two ½ inch thick Gold Bond

Long Length bevel edge laths cemented together to form a solid core 1 inch thick two layer assembly with the long edge offset.

The factory laminated core is erected vertically in the same manner as the one hour partition except that the vertical edges of adjacent core sections are butted tightly against each other thereby forming an interlocking joint.

The outer layers of wallboard are applied to the core so that the butted joints are staggered with those of the core.

In all other respects the erection is similar to the one hour fire resistive partition except that the tee joint clips are not used.

Inspection and Test

Three partitions were fire tested for one hour resistive rating and one for the two hour. The test specimens for the one hour were designated as Samples 1, 2, and 4, and the construction in all was basically the same.

Sample 1. All boards were installed vertically and all joints between board, i.e., the single surface layers and the laminated core, were staggered, so that no two joints were in direct alignment.

Sample 2. Same as sample 1, except the two surface layers of wallboard were installed horizontally with the horizontal joints on both faces in direct alignment.

Sample 4. Same as sample 2 except that the two surface layers were of ⅜" wallboard instead of ½" wallboard.

The two hour test specimen had ½" wallboard and in all cases the joints were staggered.

The test partitions were fire and hose stream tested at the Underwriters Laboratory in accordance with the requirements of C26-591.0 and C26-592.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts, Committee on Test and S. Cady and R. Berguin representing the applicant.

Results of the tests.

The three specimens reacted basically the same way; i.e. the paper surface starting to burn and char within 1 to 3½ minutes after start of the fire and cracking occurred within the first half hour.

Specimen #1 failed at 1 hour 52 minutes; Specimen #2 failed at 1 hour 45 minutes and Specimen #4 failed at 1 hour 12 minutes and all three specimens failed due to excessive heat transmission of one thermocouple.

The two hour partition endured the fire test and at two hours the transmitted temperature was well below the set limits.

The complete Underwriters Laboratory Report Retardant 3564 is on file with and is part of the record.

The partition was also impact tested and the maximum deflection was ⅝" and the set was ⅜"; there were no apparent cracks on either face of the partition. The complete impact test report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Gold Bond 2" Laminated Drywall Partition as a one hour fire resistive (combustible) non load bearing partition when constructed as herein described under the heading "Description" and as further described as Samples 1, 2 and 4 under the heading "Inspection and Test" and as a two hour fire resistive (combustible) non load bearing partition when constructed as herein described. It is further recommended that all plans submitted to the Department of Housing & Buildings showing the proposed use of these partitions shall be marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 25-52-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,

Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

621-52-SM

APPLICANT—Inland Steel Products Co., owner.

SUBJECT—Application August 11, 1952—Milcor Metal Access Doors, Models L, K and M and Milcor Cleanout Doors, approval of.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 621-52-SM

January 26, 1954

Subject: Milcor Metal Access Doors Models K, L and M and Milcor Cleanout Doors, approval of.

Inland Steel Products, Wisconsin, filed August 11, 1952 an application with the Board of Standards and Appeals for approval of the material known as Milcor Metal Access Doors Models L, K and M, and the Milcor Cleanout Door under the provisions of C26-88 and C26-178.0 Administrative Building Code.

Purpose

The access door provides access to valves and fixtures and the cleanout door is to be used for the removal of soot, etc.

Description

The access doors are designated as Models K, L and M. Model K has expansion wings and is designed for use with plastered walls, Model L is without expansion wings and is also for use with plastered walls. Model M is designed without flanges and is for use with Masonry, Brick, Stone, Tile, etc.

The wall openings that the door covers ranges from $8\frac{3}{8}"$ x $8\frac{3}{8}"$ to $24\frac{3}{8}"$ x $36\frac{3}{8}"$.

The doors are formed from 14 gauge steel and the frames from 16 gauge steel.

The panels are furnished with concealed hinges; one hinge for door $8\frac{3}{8}"$ x $8\frac{3}{8}"$ up to $12\frac{3}{8}"$ x $12\frac{3}{8}"$; two hinges for doors from $12\frac{3}{8}"$ x $16\frac{3}{8}"$ up to $24\frac{3}{8}"$ x $24\frac{3}{8}"$ and three hinges on the doors from $20\frac{3}{8}"$ x $30\frac{3}{8}"$ up to $24\frac{3}{8}"$ x $36\frac{3}{8}"$.

The locks are flush, screw driver operated special alloy metal cam and the number of cams varies with the size of the door.

The Cleanout door is stamped from 16 gauge copper alloy steel sheets and is so designed that the hinges are integral with the door and frame. Masonry anchors on the flange of the frame provides a grip in the mortar to hold the door in place.

Inspection and Test

The doors were inspected by Asst. Engr. J. A. Darts, Committee on Test, and were found to comply as to gauge of metal and details of construction.

Recommendation

On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the material known as Milcor Metal Access Door, Models K, L and M and the Milcor Cleanout Door for voluntary installation in New York City under the provisions of C26-178.0 Administrative Building Code, on condition that these doors shall not be used in places or locations where a fire resistive opening protective assembly are required or as an incinerator hopper door; and further that these doors shall bear a label, permanently affixed, reading as follows: "Ap-

proved by the Board of Standards and Appeals for use in New York City under Cal. No. 621-52-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

314-53-SA

APPLICANT—General Electric Co., owner.

SUBJECT—Application April 22, 1953—General Electric Oil Furnace, Models LB15, LB20, LB30 and LB40, approval of.

APPEARANCES—

For Applicant: K. G. Bateman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 314-53-SA

January 11, 1954

Subject: General Electric Oil Furnace, Models LB15, LB20, LB30, and LB40, approval of.

The General Electric Company, owner-manufacturer, filed April 22, 1953, an application with the Board of Standards and Appeals for approval of the General Electric Oil Furnaces, Models LB15, LB20, LB30 and LB40 under the provisions of C26-178.0.b, Administrative Building Code C19-57.0 Administrative Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Oil fired warm air furnaces for domestic installation.

Description

The units consist of furnaces equipped with automatically operated mechanical draft oil burners integral General Electric Safety combination control with combustion thermostat and motor overload protection, temperature limit control with 250 deg. F. maximum setting, fan control and air circulating fan.

The fan and limit control switch starts and stops blower automatically and limits temperature to safe range. The flame director shuts down units in seconds if oil flame fails. The G. E. non-clog burner head provides atomized oil spray. The master control is a thermal timed control coordinating all starting, running and stopping operations. The motor compressor supplies air for combustion, pumps air and oil to burner. The quick heating Spira-flow heat transfer sections is heavy gauge corrosion protected steel, welded to prevent leakage. The baffled-in surface gives quick heat. Measured air enters at three different points to assure complete combustion. The interior of the steel cabinet is insulated, and has front panel lift off. The frame work of cabinet is of steel. The models differ as to BTU output LB15, being 60000 BTUs, LB20, 85000 BTUs, LB30, 115000 BTUs, LB40, 155000 BTU. The burners and furnaces have been approved by the Underwriters Laboratories, Misc. Petroleum 679. An examination of the details of the assembly indicates that replacement parts are interchangeable and the burners function properly throughout their operating range.

MINUTES

Inspection and Test

These appliances were inspected and tested at 15 Lawrence St., Bloomfield, N. J. and found to operate satisfactory as designed with no flare backs or undue carbon deposits, the CO₂ contents of the flue gasses was 10%. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and I. N. Dennis, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the General Electric Oil Furnace Models LB15, LB20, LB30 and LB40 for use in New York City in domestic installations with fuel oil not heavier than #2 U. S. Dept. of Commerce standards, when installed and operated in accordance with this report and the requirements of the Oil Burner Rules of the Board of Standards and Appeals, on condition that each oil furnace bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 314-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

464-53-SA

APPLICANT—Blackburn-Smith Manufacturing Co., Inc., owner.

SUBJECT—Application June 10, 1953—Blackburn-Smith Pneumatic Cast Iron Ejector, 30, 50, 75, 100, 150, 200, 250 and 300 gal. sizes (sewage ejector), approval of.

APPEARANCES—

For Applicant: Gerald J. Coogan.

ACTION OF BOARD—Appliance approved in accordance with the Report of Committee of Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 464-53-SA

January 13, 1954

Subject: Blackburn-Smith Pneumatic Cast Iron Ejector (sewage), 30, 50, 75, 100, 150, 200, 250 and 300 gal. size, approval of.

Blackburn-Smith Mfg. Co., Inc., owner-manufacturer, filed June 11, 1953 an application with the Board of Standards and Appeals for approval of the Blackburn-Smith Pneumatic Cast Iron Ejector (Sewage Ejector), 30, 50, 75, 100, 150, 200, 250 and 300 gal. sizes under the provisions of C26-1315.0 and C26-1316.0 Administrative Building Code.

Purpose

To elevate sewage and liquids from low levels to higher sewage lines of out-falls.

Description

As the ejector tank fills with sewage, the float rises with the liquid level, sliding on the float rod. When the float strikes the upper stop on the rod, the rod is lifted, thereby tripping the float switch which closes the electric circuit through the solenoid valve, and also through the motor

starter and motor, putting the compressor into action. When the solenoid is energized, it admits compressed air to the space above the sewage in the collecting tank.

The sewage is forced by air displacement through the outlet connection to the sewer. As the sewage level falls, the float slides down the float rod until it strikes the bottom stop. The rod is then carried down thereby tripping the switch which opens the electric circuit to the solenoid, and also the motor starter circuit so that the motor driven air compressor is stopped.

When the current ceases to flow through the solenoid, air from the ejector tank vents through the valve to atmosphere.

This completes the cycle and sewage again starts collecting in the tank.

The collecting tank is of cast iron, having 1" thick walls with finished surfaces only where absolutely necessary, leaving the natural scale of the iron to resist corrosion, and is tested to 200 lb. per sq. in. The inlet and outlet openings are of particularly large size for the tank capacity. Solids, rags, waste and other various objects contained in the sewage pass through the tank freely, there being no projections or corners to catch such matters.

The float is built of spun copper and lead covered and of such homogeneous structure that it easily withstands a test pressure of 100 lb. per sq. in. The float rod is guided by a stuffing box in the cover of the tank and above that by an outside guide carried on substantial posts.

The tank does not vent through the compressor but back through the air valve.

The control principle is the operation of a compressed air valve by a solenoid. The valve is of the double poppet type with low lift, resulting in gentle seating. The operation of the system is such that the valves are not seated by air pressure. The Blackburn-Smith control permits mounting the valves out of the pot in connection with the compressor unit in a clean, accessible location, far enough from the collecting tank to keep sewage out of the valves, and these several units can be placed where they will be protected from accidental breakage.

The tank switch was designed for this service and is of a wick-acting type due to cam and roller operation with butt contacts between copper strip and carbon buttons diminishing burning of either.

The compressor gives air of greater pressure and therefore the sewage will be discharged through a greater lift. It is directly connected to the air control valve without the use of a storage tank or receiver. When delivering air direct to the ejector tank, the compressor is of the rotary type to assure an even, steady flow of air without surges or pulsation.

Inspection and Test

This apparatus was inspected and tested at the Supreme Court Building, Manhattan, and was found to operate as designed. Present at the test where Chief Engineer L. V. Huber of the Committee on Test, Chief Plumbing Inspector E. J. Ronan of Manhattan, and Chief Plumbing Inspector Leo Manka of Brooklyn, and R. F. Conte, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Blackburn-Smith Pneumatic Cast Iron Ejector (sewage), 30, 50, 75, 100, 150, 200, 250 and 300 gal. size for use in New York City under the provisions of C26-1315.0 and C26-1316.0 Administrative Building Code, provided each tank bears a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 464-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

670-53-SA

APPLICANT—A. O. Smith Corp., owner.
SUBJECT—Application September 14, 1953—A. O. Smith Winter Air-Conditioner, Gas-fired, Models LS-100, LMS-100, LMD-100, HS-100, HMS-100 and HMD-100, approval of.

APPEARANCES—

For Applicant: C. L. Tracey.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test but for use only in nonexplosive atmospheres.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 670-53-SA January 25, 1954

Subject: A. O. Smith Winter Air Conditioner Gas Fired Models LS100, LMS100, LMD100, HS100, HMS100 and HMD 100, approval of.

A. O. Smith Corp., owner-manufacturer, filed September 14, 1953, an application with the Board of Standards and Appeals for approval of the A. O. Smith Winter Air Conditioner Models LS 100, LMS 100, LMD 100, HS 100, HMS 100 and HM 100 under the provisions of C26-178.0.b. and Chap: 12 Administrative Building Code.

Purpose

These are gas fired furnaces for domestic and commercial heating in nonexplosive atmospheres.

Description

These are forced air furnaces of welded 12 gauge steel construction with quiet operating slow speed blower and silent diaphragm type gas valve and thermo electric type safety shut off. The furnaces are finished in neutral gray hammerloid. The furnaces are of two types LO Boy and Hi-Boy Models LMD 100 and LMS 100 are LO Boy with a height of 43½ inches and a width of 21 inches, Models HMD 100 and HMS 100 are Hi Boy with a height of 63½ inches and a width of 21 inches, Model HMD and LMD have an input of 100000 to 40000 BTU per hour and LMS 100 and HMS 100 an input of 100000 to 50000 per Hr. Model LS 100 has an input of 100000 BTU per Hr. maximum and 71000 min. The furnaces are for use with Natural Manufactured or Mixed Gases.

They have been approved by the American Gas Association Laboratories Model LS 100 and LMS 100 LMD 100 Certificate #4-(1010.4 atnd 1.4).001 Certificate #4-1010-4.401 Model HS100 and HMD100.

Inspection and Test

Models of these furnaces were inspected and tested at 825 Lehigh Avenue, Union, N. J. and found to operate as designed. Present at the test were Leslie V. Huber, Chief Engineer Committee on Test and Charles L. Tracey representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the A. O. Smith Winter Air Conditioners gas fired Models LS 100, LMS 100, LMD 100, HS 100, HMS 100 and HMD 100, when installed and operated in accordance with this report and the provisions of Art. 12 Administrative Building Code, provided each burner be

labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 670-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance for use only in non-explosive atmospheres, in accordance with the above report.

809-53-SA

APPLICANT—Imre Chairman and Peter S. Gluck, for Bede Products, Inc., owner.

SUBJECT—Application November 6, 1953—Bede Airless Spray Painting System, approval of.

APPEARANCES—

For Applicant: Imre Chairman and Peter S. Gluck.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 809-53-SA

January 11, 1954

Subject: Bede Airless Spray Painting System, approval of.

Bede Products Incorporated of Cleveland, Ohio, manufacturer, filed November 6, 1953, an application with the Board of Standards and Appeals, for approval of the Bede Airless Spray Painting System, under the provisions of C19 Administrative (Fire Prevention) Code and the Rules for Spraying and Drying Paints, etc. of the Board of Standards and Appeals.

Purpose

To eliminate overspray and reduce spray smoke, by using hydraulic pressure, instead of compressed air for paint spraying.

Description

The equipment consists of a heater unit and pump, the two connected by a hose, and another hose connecting the unit with the spray gun. A third hose, serving recirculation purposes, connects the gun with the pump return, and a fourth is attached near to the pump's shut-off valve for draining the system.

The heater unit consists of two of the units approved by the Board of Standards and Appeals under the name of "Bede Paint Heater", Cal. No. 344-48-SA. The two units are enclosed in approximately 1/16 inch thick sheet metal container. Each of the two units consists of an aluminum casting containing the tubing through which the paint passes, and enclosing a thermostat, two cartridge heaters, and a fusible link which serves as a safety device to prevent excessive temperature in case the thermostat should fail to operate.

Electrical connections to the units are in parallel and the paint flows in series.

A 3/8 inch thick asbestos insulation pad is provided between the castings and the intermediate base of the outer enclosure. The space between the inner casting assembly and the outer enclosure, and the space between the top of the casting and the cover of the outer enclosure is filled with glass wool insulation.

Inlet paint connections are provided near the lower end, and outlet connections near the upper end of the device.

MINUTES

Heater unit has been approved by the Underwriters' Laboratories, Inc., under E-19607, as amended November 6, 1952.

The fluid pump, a solidly enclosed gear pump, is manufactured by George D. Roper Corp., Rockford, Ill. The packing provided is made of Teflon. The pump has a pressure capacity of 600 p.s.i.

The pump is driven by an explosion-proof general $\frac{3}{4}$ H.P. 3 phase 220 v. A.C., or 440 v. A.C. U. S. Syncrogear asbestos protected motor, manufacturer by U. S. Syncrogear Motors, Inc., Milford, Conn. Same is approved by the Underwriters' Laboratories, Group D.G., No. FC-790864.

A $\frac{1}{2}$ " dia. solvent resisting hose feeds the cold paint from the paint container to the pump inlet. All other fluid hoses are $\frac{1}{4}$ " dia. plastic lined and designed for medium-high pressure, having a bursting capacity of 3000 lbs. These hoses are manufactured by Resistoflex Corp., Belleville, N. J.

The spray gun is lighter than the conventional gun. Spray performance, the volume and angle of spray is controlled by the selection of the nozzle.

OPERATION: Paint is syphoned by a pump into the system, sent through the heater to the spray gun and the unused portion recirculated (pressure feed can be used but is not necessary). Circulation is necessary to maintain hot paint at the gun nozzle at all times. Pressure in the circuit is maintained, (generally between 300 to 600 p.s.i.) by a pressure relief valve on the return side of the circuit. An acme type SY strainer is attached to the heater outlet to prevent clogging up the outlet hose. The strainer has a drain valve.

Inspection and Test

The equipment was inspected and tested December 2, 1953, at Mutual Electric and Machine Corp., 719 Broadway, New York. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Victor Peinitich, representing the Fire Department, Imre Chairman, Peter S. Gluck, and Joseph A. Sanches representing the manufacturer, and William J. Ollinger of Mutual Electric and Machine Corp., distributor. Ventilation was automatically set, so that pump and motor would not start operation without the ventilating fan running. At several demonstrations confining of spraying to the object to be painted has been shown.

Recommendation

On the basis of this inspection and test, and the data filed by the applicants, the Committee on Test recommends the approval of the Bede Airless Spray Painting System for use in New York City under the Rules for Spraying and Drying Paints, etc., of the Board of Standards and Appeals, and C19, Article 15 Administrative Code, when installed and operated in accordance with this report, and in compliance with the Electrical Code of the City of New York, provided the appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 809-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

831-53-SA

APPLICANT—The Burcar Mfg. Co., owner.

SUBJECT—Application November 2, 1953 Burcar Oil Burner, Model BK-3, approval of.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 831-53-SA

January 25, 1954

Subject. Burcar Oil Burner, Model BK-3, approval of.

The Burcar Mfg. Co., filed November 2, 1953 an application with the Board of Standards and Appeals for approval of the Burcar Oil Burner Model BK-3 for use in New York City under the provisions of C26-178.0.b, C19-57.0 Administrative Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A mechanical draft conversion oil burner for use in domestic and commercial installations.

Description

The burner consists of a blower housing and combination base and flange—aluminum castings—steel air tube—cast iron fire cone.

The capacity of the BK-3 is 1.00 to 2.90 gallons per hour.

Model BK-3L has the same capacity as above, the only difference being a longer blast tube for warm air furnaces.

The motor on Model BK-3 burners is $\frac{1}{8}$ HP. Rotation, when viewed from the shaft end, is clockwise. A thermal-overload switch is built-in. The motor requires no attention other than oiling twice a year, through the oil cups provided.

The pump on Burcar BK-3 Model burner is a standard pump, suitable for either single or double pipe installation. When a burner is shipped from the factory, the by-pass is removed from the pump, and is in a cloth bag attached to the burner. The rotation of the pump is counter-clockwise when viewed from the shaft end. Approved magnetic cut-off pumps are available for use with BK-3 Model burners.

The fan is attached directly to the motor shaft and therefore rotates in a counter clockwise direction when viewed from the back or closed end of the motor. The fan is located inside the fan housing protected by a guard and air adjuster which cannot be closed beyond the required minimum.

The Transformer is a standard 10,000 sec. volts—115 pri. volts—250 amps. 60 cycle.

The Primary Controls are either Minneapolis-Honeywell R896A burner mounted, R-187A electronic or stack mounted controls.

The nozzle tube and the electrode porcelains pass through a small casting which also has vanes for spiraling the air. With electronic controls a separate bracket holds the photo-cell, used to actuate the primary control.

These burners are designed to use a solid cone spray nozzle, 60 deg. to 70 deg.

Inspection and Test

A model of this burner was inspected and tested at Market St., Stamford, Conn. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the oil cut off the standard controls functioned in 97 seconds and the electronic controls functioned in 25 seconds. All parts are so designed as to maintain alignment and to permit interchangeability. With a stack temperature of 485 deg. F. the CO₂ content of the flue gases was 10%.

Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and G. I. Carter, J. D. Burns

MINUTES

an I P. Sinnott, representing the applicant. The burner has been approved by the Underwriters Laboratories Misc. Petroleum 2278 Application Nos. 53C 3373 and 53C 3374.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Burcar Oil Burner Models BK-3 and BK-3L for use in New York City with fuel oil not heavier than #2 U. S. Dept. of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 831-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

856-53-SA

APPLICANT—Combustion Engineering Inc., owner.
SUBJECT—Application November 24, 1953—CE Steam Atomizing Oil Burner, Type WR-T and WR-H, approval of.

APPEARANCES—

For Applicant: Myron F. Freeman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and eating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 856-53-SA January 25, 1954

Subject: C. E. Steam Atomizing Oil Burner Type WR-T and WR-H, approval of.

Combustion Engineering, Inc., New York, filed November 24, 1953, an application with the Board of Standards and Appeals for approval of the CE Steam Atomizing Oil Burner, Type WR-T and WR-H under the provisions of C26-178.0 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil burner, used to atomize fuel oil for combustion in industrial and utility plants.

Description

The burner has been developed for burning of various fuel oils in the furnaces of steam generating units. The tips of these units have been developed with capacities ranging from 5,000,000 to 150,000,000 BTU per hour and are for use with large steam generating units. The capacity of the steam generators range up to over 1,500,000 lbs. of steam per hour and are operated under continuous operating personnel.

The appliance is manually operated. All controls, shut offs, pre-heaters are not part of the application but these items are installed in various other locations in the plant.

In operation, oil is introduced through a central group of openings of the mixing plate while steam passes from the annular space radially into the axial flow of oil in a mixing chamber where the atomization takes place. The mixture of steam and atomized fuel oil then passes through a spray

plate which may be modified to obtain various shapes of flame, which is indicated by a spray angle; variations from a flat spray to one of 90 deg. can be obtained.

Inspection and Test

The burner was inspected at the Glenwood Landing Power Station, Long Island Lighting Co. New York by Asst. Engr. J. A. Darts, Committee on Test and representatives of the Combustion Engineering Inc. and representatives of the Lighting Co.

A burner was stripped so that the parts could be examined and checked against the detail drawings. A unit was then examined while in operation.

The control room was then inspected and the automatic controls and the constant supervision of all features of the operation were noted.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the CE Steam Atomizing Oil Burner Type WR-T and WR-H for voluntary installation in New York City in industrial and utility plants where this type of equipment is required for use with large steam generating units on condition that the burner bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 856-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

965-48-SA—Vol. II

APPLICANT—Beam Manufacturing Co., Division of Solar Corp., owner (Walter Fisher, agent).

SUBJECT—Application for consideration—reopening as Vol. II—re AMC Clothes Washing Machine, Model A454AP, approval of.

APPEARANCES—

For Applicant: Walter C. Fisher.

ACTION OF BOARD—Application reopened as Vol. II to consider additional trade names and models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

425-51-SA

APPLICANT—The Alstrom Corp., owner.

SUBJECT—Application for consideration—reopening and report as to proposed change of construction—re Alstrom Safeguard Oil Preheater, Model DT, previously approved.

APPEARANCES—

For Applicant: John J. Cesa and John A. Helliesen.

ACTION OF BOARD—Application reopened for report as to proposed change of construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

632-45-A—Vol. V

APPLICANT—Henry G. Harris, for Clara Frankel, owner.

MINUTES

SUBJECT—Application reopened July 28, 1953—Volume IV—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1326-1330 Ocean parkway, west side, 200 ft. south of Avenue M (Block 6568, Lots 20, 21 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

FOR ADMINISTRATION—Samuel L. Becker, Dep't of Housing and Buildings, and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE OF JANUARY 5, 1954—

Affirmative: Chairman Murdock, Commissioner Klei-
ert 2

Negative: Deputy Chief Connors 1

Not Voting: Commissioner Keating 1

THE VOTE OF FEBRUARY 24, 1954—

Affirmative: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 21, 1953, as to Alt. Applic. 2661/52, reads:

"1. Extending convalescent home, which height exceeds permissible under Sec. 4.2.1 of Bldg. Code for Class #3 construction. (Refer to Cal. No. 632-45-A, of B.S.A.)"

and

WHEREAS, the applicant states that the building is 2 stories, 26 ft. in height; 40 ft. by 68 ft. in area, of Class 3 construction, erected 1928, located on a lot 50 ft. by 150 ft. in area, in a residence use, C area, class 1 height district, and used and occupied since 1946—cellar, kitchen and boiler room, 4 persons; 1st floor, nursing home, 25 persons; 2nd floor, nursing home, 29 persons; pursuant to Certificate of Occupancy #117384 issued April 25, 1947 on completion of work under Alt. Applic. 2875/45, and Certificate of Occupancy #117385, issued April 25, 1947, upon completion of work under Alt. Applic. 2876/45; both of these alteration applications was subject to a variance granted by the Board January 29, 1946, under Cal. No. 632-45-A, Vol. II;

WHEREAS, the applicant states that it is now proposed to increase the building to 47 ft. by 110 ft. in area, and to increase the lot to 55 ft. front by 150 ft. in area, and to occupy the extended building as follows: cellar, kitchen, boiler room and storage, 4 persons; 1st floor, nursing home, 45 persons; 2nd floor, nursing home, 49 persons; that the building is provided with a partial sprinkler system fed from the domestic water supply of the building; that there are three ft. 8 in. wide steel stairs, enclosed in two hour partitions, equipped with one hour fire test self-closing doors; that stair halls lead to street and are provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the floors of the proposed extension will be level with those of the existing building in order to avoid steps or ramps between the old building and the new portion of the structure; that the 1st floor will be 3 ft. above grade; that the height from the 1st floor to the high point of the roof is 20 ft.; that the structure will be set back 30 ft. from the building line and the exterior walls other than the front wall will be 4 to 10 ft. from lot lines; and it is therefore requested that the Board permit the use of this public building as a nursing home in class 3 construction as indicated on plans filed with this appeal even though its height is 23 ft. above grade; and

WHEREAS, this appeal was laid over for the applicant to file a plan for the consideration of the Department of Hospitals, and such plan has been filed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 29, 1946, Vol. II, by adding thereto:

"* * * that in the event the owner desires to extend the building of Class 3 construction substantially as proposed and indicated on revised plans filed with this

appeal marked 'Received September 23, 1953,' 4 sheets, such extension may be constructed and maintained and arranged as approved by the Department of Hospitals as indicated on such plans, *on condition* that the building shall not be increased in height or area; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a sprinkler system shall be maintained in accordance with the requirements of the Building Code, throughout the present building and proposed extension; that there shall be an additional exit provided from the 1st floor to the rear yard either by means of extending the passageway and removing the bathroom or by installing stairs from both rear chambers to grade; that there shall be no doors hung on the openings between the rooms in the proposed rear extension on the 1st floor."

217-53-A

APPLICANT—Maxfield Blaubeux, for Dave Bernstein, owner.

SUBJECT—Application March 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—562-564 State street, south side, 5 ft. west of Flatbush avenue (4th floor); (Block 180, Lots 28 and 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 23, 1953, acting on Alt. Applic. 1703/47, reads:

"1. Stairs to extend to roof as per Sec. 6.4.1.11 B.C.

2. Stair enclosure to be 2 hr. rating as building is over 40 ft. in height, Sec. 10.5.1.3 B.C."

and

WHEREAS, the applicant states that the building is 4 stories, 49 ft. 6 in. in height; 40 ft. by 88 ft. 4 in. in area at street level; 40 ft. by 60 ft. in area at typical floor area; of class 3 construction; erected 1916; located on a lot 40 ft. front by 90 ft. in depth; in a business use, B area, Class 1 height district; and used and occupied since 1951 as follows: Cellar, ordinary storage; 1st floor, stores, 6 persons; 2nd floor, offices, 13 persons; 3rd floor, factory, 14 persons; 4th floor, offices, 7 persons; and now proposed to be used and occupied as follows: Cellar, ordinary storage, no persons; 1st floor, stores, 6 persons; 2nd, 3rd and 4th floors, offices, 13 persons on each of the 2nd and 3rd floors, and 7 persons on the 4th floor; that the building is provided with one 3 ft. wide interior iron stairs, enclosed in partitions of wood studs, ¾ in. portland cement plaster on metal lath both sides; equipped with wood doors which are not self-closing; stair hall leads to street and is provided with a ladder and scuttle to the roof; and

WHEREAS, Certificate of Occupancy #48263 issued December 7, 1927, upon completion of work under Alt. Permit #11729 of 1924, permits the following use and occupancy: Cellar, ordinary use; 1st floor, 2 stores; 2nd floor, vacant, to be used as office and dance school; 3rd floor, one family; 4th floor, one family; and

WHEREAS, the applicant states that Alt. Applic. 1703 of 1947 was approved for the following use: Cellar, ordinary use; 1st floor, stores; 2nd floor, offices; 3rd floor, offices; 4th floor to remain vacant; and no certificate of occupancy was issued; and

WHEREAS, the applicant contends as to Objection 2, issued by the Borough Superintendent that the owner proposes to use the 4th floor for an occupancy of 7 persons and in lieu

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of a 2-hour stair hall enclosure as required by Sec. 10.5.1.3 it is proposed to install a sprinkler system in addition to the present fire retarded stair hall partitions which have a one hour rating, equipped with fireproof self-closing doors having a one hour rating; that the present stairs is of iron construction with terrazzo treads and platforms; that the number of occupants will be limited to 13 on the 2nd, 13 on the 3rd and 7 on the 4th; and

WHEREAS, the applicant contends as to Objection 1, issued by the Borough Superintendent, that a modification of the requirements of Sec. 6.4.1.11 is requested so as to omit requirement that the stairs extend to the roof as the building is only 40 ft. in width by 60 ft. in depth, less than 2500 sq. ft. in area from 2nd to 4th floors and its occupancy will be limited to the number of persons that the use will be of a non-hazardous type and in addition a sprinkler system will be installed as an additional safeguard in an emergency; that a 70 deg. iron ladder will be installed with a metal covered scuttle to provide access to the roof; that the present cellar ceiling is fire retarded with $\frac{1}{2}$ in. plaster board and 26 gauge metal; that the present rear open wood cellar stairs will be enclosed with 4 in. cinder concrete blocks equipped with fireproof self-closing one hour test door; and

WHEREAS, under Cal. No. 2-25-A, the Board on March 17, 1925, denied an appeal from a decision of the superintendent of buildings on Applic. #25016, which appeal involved the proposal to omit a stairway extending from the first to the top story and to provide in lieu thereof horizontal openings on each story leading to the stairway in the easterly section of the premises, and to provide an additional exit from the rear of the restaurant on the 1st story by means of a door leading to the yard of the premises to the rear; that the denial by the Board was reversed in Special Term, Supreme Court, by decision published in the New York Law Journal, October 29, 1925. An appeal was requested by the then Chairman of the Board but was not taken by the Corporation Counsel. In lieu thereof a motion to reargue was submitted to Special Term and denied November 21, 1925 by Mr. Justice Van Sicken.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1703/47, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall be occupied and altered as proposed and as indicated on plans filed with this appeal showing existing and proposed conditions marked "Received March 25, 1953," (10 sheets), and "July 22, 1954," (2 sheets), on condition that the existing enclosures with vestibules on each floor, as proposed, including the 4th floor, shall be constructed and maintained with doors leading to such enclosures from each floor of at least one hour fire test and made self-closing and opening in the direction of exit; that the scuttle from the 4th floor to the roof shall be maintained within such vestibule with a double rung straight ladder reaching such scuttle; that such scuttle shall have an easy opening device; that the stair hall throughout shall have a sprinkler system of a type as permitted for a converted multiple dwelling, provided the house water supply is at least 2 in. in diameter; that the building shall not be increased in height or area and shall not be occupied for any other purpose than as proposed and shall comply in all other respects with all laws, rules and regulations applicable thereto.

590-53-A

APPLICANT—The Queensboro Corp., for 144-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-13 76th street, east side, 519 ft. north of 37th avenue (Block 1276, Lot 71), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 2, 1953, acting on Elev. Applic. 72/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the build-

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ing requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 72/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

591-53-A

APPLICANT—The Queensboro Corp., for 138-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-19 76th street, east side, 444.50 ft. north of 37th avenue (Block 1276, Lot 67), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. Applic. 77/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and
WHEREAS, this building is one of a group of similar building, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The basement hoistway door house type lock shall be removed or made inoperative.

and
WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them

extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 77/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954," (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

592-53-A

APPLICANT—The Queensboro Corp., for 132-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-27 76th street, east side, 379.50 ft. north of 37th avenue (Block 1276, Lot 64), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 73/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a co-operatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 73/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

593-53-A

APPLICANT—The Queensboro Corp., for 126-19th Street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-33 76th street, east side, 295.50 ft. south of 35th avenue (Block 1276, Lot 60), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 79/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to

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stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families), it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 79/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954," (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

594-53-A

APPLICANT—The Queensboro Corp., for 118-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-41 76th street, east side, 240 ft. north of 37th avenue (Block 1276, Lot 57), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. Applic. 80/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply

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in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 80/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

595-53-A

APPLICANT—The Queensboro Corp., for 112—19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-49 76th street, east side, 165.50 ft. north of 37th avenue (Block 1276, Lot 53), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. Applic. 81/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for any-

one to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a co-operatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 81/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954," (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

596-53-A

APPLICANT—The Queensboro Corp., for 106-19th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-55 76th street, east side, 100 ft. north of 37th avenue (Block 1276, Lot 50), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 82/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply

in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 82/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets) and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

597-53-A

APPLICANT—The Queensboro Corp., for 143-20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-14 77th street, west side, 519 ft. of 37th avenue (Block 1276, Lot 12), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

Negative 0

ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 76/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1953."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenants; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the

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safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 76/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

598-53-A

APPLICANT—The Queensboro Corp., for 137-20th Street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-20 77th street, west side, 444.50 ft. north of 37th avenue (Block 1276, Lot 15), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 75/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1953."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors at 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a residential superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

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Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 75/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with his appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

599-53-A

APPLICANT—The Queensboro Corp., for 131—20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-28 77th street, west side, 379.50 ft. north of 37th avenue (Block 1276, Lot 19), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. Applic. 74/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the

knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a co-operatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 74/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators as indicated on plans filed with this appeal marked "Received February 10, 1954," (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

600-53-A

APPLICANT—The Queensboro Corp., for 125—20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-34 77th street, west side, 295.50 ft. south of 35th avenue (Block 1276, Lot 22), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 84/53, reads:

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"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).
2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.
3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; and there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 84/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on conditions* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

601-53-A

APPLICANT—The Queensboro Corp., for 111—20th Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-50 77th street, west side, 165.50 ft. north of 37th avenue (Block 1276, Lot 29), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 83/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).
2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.
3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators

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are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 83/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is granted to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954," (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

603-53-A

APPLICANT—The Queensboro Corp., for 178—22nd street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-27 79th street, east side, 235 ft. south of 34th avenue (Block 1266, Lot 58), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 89/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 89/53, Objection 1, be and it

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hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

602-53-A

APPLICANT—The Queensboro Corp., for 105—20th street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-56 77th street, west side, 100 ft. north of 37th avenue (Block 1276, Lot 33), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 2, 1953, acting on Elev. Applic. 78/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating

conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 78/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

604-53-A

APPLICANT—The Queensboro Corp., for 170—22nd street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-35 79th street, east side, 255 ft. north of 35th avenue (Block 1266, Lot 54), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 2, 1953, acting on Elev. App. 90/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area,

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and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 90/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets) and to

permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

605-53-A

APPLICANT—The Queensboro Corp., for 164—22nd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-41 79th street, east side, 190 ft. north of 35th avenue (Block 1266, Lot 51), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 2, 1953, acting on Elev. App. 91/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on

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the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 91/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

606-53-A

APPLICANT—The Queensboro Corp. for 156—22nd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-49 79th street, east side, 115 ft. north of 35th avenue (Block 1266, Lot 47), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 2, 1953, acting on Elev. App. 92/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple

dwelling of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are interlocks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 92/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be

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installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

607-53-A

APPLICANT—The Queensboro Corp., for 177—23rd Street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-28 80th street, west side, 235 ft. south of 34th avenue (Block 1266, Lot 19), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 85/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made;

that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 85/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

608-53-A

APPLICANT—The Queensboro Corp., for 169—23rd street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-36 80th street, west side, 255 ft. north of 35th avenue (Block 1266, Lot 22), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 2, 1953, acting on Elev. App. 86/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 in area erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

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WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 86/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent

requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

609-53-A

APPLICANT—The Queensboro Corp., for 163—23rd Street, J. H., Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-42 80th street, west side, 190 ft. north of 35th avenue (Block 1266, Lot 26), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 87/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements; and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within $1\frac{1}{2}$ in. for swing doors and $2\frac{1}{4}$ in. for slide doors to comply with Local Law 73 (Sec. C26-898.0 of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed $5\frac{1}{2}$ in.

3. The basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within $1\frac{1}{2}$ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least $1\frac{1}{2}$ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contracts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installa-

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tion; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 87/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

610-53-A

APPLICANT—The Queensboro Corp. for 155—23rd Street, J. H. Inc., owner.

SUBJECT—Application July 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—34-50 80th street, west side, 115 ft. north of 35th avenue (Block 1266, Lot 29), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. O. Dahl and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1953, acting on Elev. App. 88/53, reads:

"1. Above application cannot be accepted as it is contrary to Local Law 73 of 1950."

and

WHEREAS, this building is one of a group of similar buildings, 4 and 5 stories in height, 65 ft. by 66 ft. in area, and 74 ft. by 66 ft. in area, erected in 1922 as Class A multiple dwellings of class 3 construction, for which certificates of occupancy have been issued permitting their use as tenements, and

WHEREAS, each of these buildings has been the subject of a violation issued by the Borough Superintendent requiring:

1. The installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law 73 (Sec. C26-898.C of the Administrative Code).

2. The distance from the hoistway door to car door shall not exceed 5½ in.

3. The Basement hoistway door house type lock shall be removed or made inoperative.

and

WHEREAS, the applicant contends that if the apartment entrance doors are relocated to within 1½ in. of hatchway edge, the space between the apartment door and the elevator door will be greater than now exists between the safety pans on the apartment doors and the elevator doors, because the face of the safety pan is flush with the hatchway, whereas the relocated door without the pan would be at least 1½ in. further away from the elevator door; that these safety pans are sturdily constructed, well installed, and the size of the pan and the weight of metal are such as to make them extremely rigid; that the pan has a slope of 60 deg. at top which makes it virtually impossible for anyone to stand on it; that the knob of the apartment entrance door is so located as not to be accessible should anyone try to stand on the safety pan by hanging on to the knob; that these elevators are under complete maintenance contract with a reputable concern and have been so maintained since the initial installation so that they have had constant responsible and technical supervision of their safety and operating conditions; that this installation is unusual in that the elevator cab serves two apartments at each floor by means of sliding doors on the cab, consequently, there are inter-locks on the cab doors and two apartment entrance doors on each floor and the car will not move unless all four contacts are made; that there is, therefore, double the factor of safety, as compared with the usual push-button elevator installation; that this building is a cooperatively owned building with responsible supervision and constant maintenance; that there is a resident superintendent in the basement; that the buildings are not open to the general public; dumbwaiters, however, are accessible to the public for deliveries independently of any entrance arrangements; that as regards the requirement for a toe-guard on the cab, it is felt that this is not necessary because of limited use (eight families at most) and the regular inspection and maintenance contract which insures proper operation of the elevator; that as regards the removal of the lock on the basement door, it should be noted that only the tenants and superintendent now have access to this door so that it is not open to the general public; that removal of this lock would facilitate entry by unauthorized persons and create a grave risk of vandalism and burglary since the elevators open directly into apartments and not into a public hall; that the present installation is as safe as any which would result from the relocation of the doors; that because of the limited use (8 families) it is substantially safer than the usual installation acceptable under the building requirements and does not warrant the cost and hardship which would ensue from such changes; and

WHEREAS, in the opinion of the Board the condition as previously approved cannot be practically altered to comply in view of there being two sets of sliding doors from each car opening on each floor to separate apartments.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. No. 88/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as to elevators, as indicated on plans filed with this appeal marked "Received February 10, 1954" (2 sheets), and to permit the continuance of conditions as approved by the Department of Housing and Buildings at the time of erection of the building, *on condition* that a toe-guard shall be installed in the car platform if the Borough Superintendent requires it and if it is feasible to attach it; that the lock

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on the basement doors, required to be removed under violation issued, may be continued; that in all other respects the elevators and enclosures shall comply with all laws, rules and regulations applicable thereto.

654-53-A

APPLICANT—Samuel Carr, for Coopersmith Brothers, owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-09 47th avenue, north side, from 43rd to 44th streets (Block 168, Lot 1), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 20, 1953 on Elev. Applic. No. 138/53, reads:

"1. Above application cannot be approved as it is contrary to Local Law 73, 1950 and Elevator violation 204/1951."

and

WHEREAS, violation No. 204/51 issued January 12, 1951 by the Borough Superintendent, was for violation of section C26-848.0 of the Administrative Code, applying to passenger elevators No. 63 and No. 72 and required the installation of new approved hoistway doors or the relocation of the existing doors to within 1½ in. for swing doors and 2¼ in. for slide doors to comply with Local Law No. 73-C26-898.0 of the Administrative Code; and

WHEREAS, the applicant states the building is six stories, 60 ft. in height, 190 ft. by 87 and 90 ft. in area, of class 3 construction, erected 1928, located on a lot 190 ft. front by 100 ft. in depth, in a business use, B area, class 1½ height district, and used and occupied since 1928 as a class A multiple dwelling; that the building has four interior 34 in. wide fireproof stairs and ten fire escapes; and

WHEREAS, Certificate of Occupancy #37916 was issued September 24, 1928 upon completion of work under N.B. Applic. 3727/28 permitting the use of the building as a tenement throughout; and

WHEREAS, the applicant states that the building has two elevator shafts, each having 7 openings, one opening on each shaft on each of the cellar and 1st to 6th floors; that all of the hoistway doors swing out; that all of the elevator doors are sliding, mechanically operated with electric contacts; and

WHEREAS, the applicant contends that to comply with section C26-898.0 of the Administrative Code for swing doors would result in the condition shown on section b-b of plans filed with this appeal as against the existing condition as shown on section a-a of plans filed with this appeal; that if these hoistway doors are relocated to within 1½ in. of the hoistway face or edge, then the space between the inside face of the relocated door and the outside face of the elevator slide door, when in closed position, would be greater than now exists between the safety pans on the hoistway doors and the elevator doors; and

WHEREAS, the applicant contends that the safety pans are solidly constructed and are a permanent extension of the doors themselves, rigidly attached thereto; that the slope of the pan prevents anyone using it for a resting place under any circumstances; and

WHEREAS, the applicant contends that as the superintendent of the building resides on the premises there is complete maintenance and in addition there is a maintenance contract covering the safety and operating conditions of these

elevators, and the maintenance of the safety pans in good condition; and

WHEREAS, the applicant contends that the owner is operating in compliance with section C26-844, paragraph 3 of the Administrative Code, which states that equipment legally installed prior to January 1, 1938 may be used without being reconstructed; and

WHEREAS, the applicant contends that to be required to conform with Local Law No. 73 would result in an expenditure of approximately \$4,000, as a result of which no greater safety would result and the large expenditure of money involved would constitute an unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Elev. Applic. 138/53, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the hoistway doors shall be maintained as indicated on plan filed with this appeal marked "Received September 17, 1953" (6 sheets), and detail drawing marked "Received September 18, 1953" (1 sheet), showing under Section AA, the existing conditions and under Section B, showing the conditions that would exist in complying with the requirements of the law; that in all other respects the elevator shafts and doors throughout shall comply with all laws, rules and regulations applicable thereto.

3-54-A

APPLICANT—A. H. Salkowitz, for Kingston Development Corp., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the Multiple Dwelling Law for variation of section 4, subdivision 33 re height and bulk of Multiple Dwelling.

PREMISES AFFECTED—87-50 Kingston place, south side, 239.20 ft. northwest of Hillside avenue (Block 9844, Lot 110), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Carl Heinberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1953, as to N.B. Applic. 2642/53, reads:

"5M. Election of grade elevation 106.46 within the property for the purpose of measuring the height of the proposed building is contrary to Sec. 4, Subd. 33 Multiple Dwelling Law in that proposed building, exclusive of space used only for storage of passenger motor vehicles, occupies an area in excess of 35% of the area of the plot."

and

WHEREAS, the applicant states that the premises consist of a plot 158.19 ft. by 122.94 and 173.18 ft. in depth, located in a business and residence use, C and E area, class 1 and 1½ height districts, upon which it is proposed to erect a 6-story, Class 3 constructed, Class A multiple dwelling, 65 ft. in height, 115 ft. front by 131 ft. 8 in. in depth, to be used and occupied as follows: sub-subcellar, subcellar, boiler room, storage garage and utilities; cellar, 11 apartments; 1st to 6th floors, 11 apartments each; that the building will be provided with one 4 ft. 6 in. wide interior metal stairs enclosed in solid masonry equipped with fireproof self-closing doors and extending to roof bulkhead and six fire escapes extending to roof by ladder and to street and yard by ladder; and

WHEREAS, the applicant states that it is proposed to erect a multiple dwelling, facing Kingston place, for a width of 158.19 ft. and running through to Hillside avenue along the

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rear of the plot and having a frontage of 150 ft. thereon; and

WHEREAS, the applicant contends that the site is marked by a steep incline from Hillside avenue to Kingston place; that the legal curb elevation at the extremes of the plot are 79.02 ft. and 77.08 ft. along Hillside avenue and 98.86 and 108.07 ft. along Kingston place; that the difference of elevations between these two streets varies from 19.84 ft. to 30.99 ft.; and

WHEREAS, the applicant contends that Sec. 4, Subd. 33 of the Multiple Dwelling Law provides that the curb level for the purpose of measuring height of any portion of a building is the level of the curb at the center of the front of the building except that where a building faces on more than one street the curb level is the average of the levels of the curbs at the center of each front; that the average of all of these curbs would bring the average curb elevation to 90.76; that Sec. 4, Subd. 31.b, provides that the front of the lot is that boundary line which abuts on the street or if there be more than one street abutting on the street designated by the owner; that due to the character of Hillside avenue the only entrances to the proposed multiple dwelling were selected from Kingston place including one garage exit and entrance and only garage access door was provided along Hillside avenue; that if the average curb elevation of 90.76 ft. had been elected the lobby would be on the 2nd floor of the building and the two lower floors would be unsuitable for apartments as the only light and ventilation obtainable would be directly off Hillside avenue, rendering these few apartments undesirable and creating a large interior dead space against the incline below Kingston place; that if such a building had to be erected on this site the site would be unsuitable for a multiple dwelling; and

WHEREAS, the applicant states that plans filed with this application show that it is proposed to elect a curb elevation of 106.46 ft. within the site which is the average curb elevation of Kingston place, in addition to a three ft. terrace in front of the building as outlined in Sec. 4, Subd. 33, 2nd paragraph of the Multiple Dwelling Law; that the subcellar and sub-subcellar floors will be used for parking of tenants cars, boiler room, storage, laundry, etc.; that the upper floors, including the cellar, are setback from Hillside avenue and separated therefrom by a 10 ft. terrace at a much higher elevation; that it is proposed to construct all cellar floors to the underside of the 1st floor in Class 1 construction and to provide an approved sprinkler system for all parking spaces; that the upper six stories will be constructed of Class 3 construction; that the apartment floor levels and garage and boiler room levels will be further separated by a horizontal concrete slab constructed as a horizontal offset of a fire wall; that the property to the east is developed with a one story taxpayer at the level of the subcellar of the proposed building in question so that all apartments in the building in question will have light and ventilation equivalent to a corner lot; and

WHEREAS, the applicant contends that if 5 ft. were deducted from the plot along the Hillside avenue frontage an interior lot would be created fronting on Kingston place only and the curb level now elected would be legal and the structure could be built directly to the side lot lines instead of maintaining 20 ft. side yards as required for lots running through from street to street; that the structure as proposed provides for better light and ventilation than required by the Zoning Law or the Multiple Dwelling Law; that there is no attempt to circumvent the requirements of the Multiple Dwelling Law as to sub curb apartments since these would be permissible were this an interior lot coming under the provisions of Section 34, Subdivision 1f(2); and

WHEREAS, the applicant contends that if the plot were subdivided into two parts, one each along the two street, and the building designed so as to elect two average curbs as permitted by General Resolution adopted by the Board the lower floor levels along Hillside avenue would be of no practical use; that the portion of the building contingent with the higher curb elevation would be mostly in a E area district and could therefore not exceed more than 30%

of the area of that portion of the plot as compared to 60% allowed in the C area district portion of the plot; that only one-third of the area of the building could therefore be erected contingent with the higher elevation; and

WHEREAS, the applicant states that it is therefore requested that the Board pursuant to the authority vested in it by Section 310 of the Multiple Dwelling Law permit the acceptance of conditions as proposed to permit the bulk and shape of the building as proposed due to the topography of the land, the nature of the site in relation to surrounding commercial and residential uses as serious hardship would be imposed on the owners if such structure had to be erected in accordance with the strict letter of the law.

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. 2642/53, Obj. 5M, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, and to make a variance of Section 4, Subdivision 33, of the Multiple Dwelling Law, to permit the coverage in excess of 35% of the area of the plot and at the grade as proposed and as indicated on plans filed with this appeal marked "Received January 6, 1954" (11 sheets), and "January 29, 1954" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the fireproof floor construction shall be constructed at the level shown as the cellar level and also as the first floor level.

22-54-A

APPLICANT—Stanley H. Klein, for Samuel Palley, owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—82-26 190th street, west side, 181.5 ft. north of Radnor road (Block 7278, Lot 15), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Kiepler and Samuel Palley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 7, 1954, acting on N. B. Applic. 4/54, reads:

"1. Maximum of eight livable rooms permitted in a frame residence. 4.1.3.

2. Maximum area of frame bldg. restricted to 2500 sq. ft. C26-254.0 (table)."

and

WHEREAS, the applicant states that the plot is 98.5 ft. front by 100 ft. in depth, located in a residence use, G-1 area, class 1 height district, upon which it is proposed to erect a one and a half story frame dwelling, 24 ft. in height, 76:67 ft. by 43.83 ft., irregular in depth, for use as a one family dwelling, and three car accessory garage; and

WHEREAS, the applicant states that the proposed building will be irregular in shape and have a gross building area of 2868 sq. ft. and will be of brick and stone veneer construction, with some wood siding; that the roof will be surfaced with 250 lb. asphalt shingles or with slate; that the building will be so situated on the lot as to provide a minimum of 10 ft. side yards in lieu of 5 ft. side yard required in a G-1 area; that the building will not exceed 30% of the lot area in lieu of the 45% coverage permitted; that the building will be provided with a 20 ft. 6 in. setback and a rear yard of 26 ft. 8 in.; and

WHEREAS, the applicant contends that the owner has a large family consisting of four adults and four children;

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that the total number of rooms proposed is ten, although the kitchen and laundry could be construed as a non-habitable room; that two of the bedrooms will be in the roof area over the bedroom wing and there is no provision for future expansion within the roof area over the balance of the house; that the cellar will provide for a 3 car garage, properly enclosed and fire retarded; that the balance of the cellar will be open area for a heating system, storage and recreation room; that it is therefore requested that a modification of the decision of the Borough Superintendent, items 1 and 2, be granted so as to permit the construction of the building as herein proposed.

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. 4/54, Obj. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the erection and use of the building as proposed with the number of living rooms as proposed and of the area as proposed, as shown on plans filed with this appeal marked "Received January 19, 1954," 6 sheets, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Zoning Resolution for a similar building in a residence G-1 area district and with the requirements of the Building Code, and all other laws and rules applicable thereto; that the building at no time shall be occupied for more than one family and shall not be increased in height or area.

42-52-A

APPLICANT—Louis B. Santangelo, for 212-218 West 57th Street Holding Corp., owner (57th Street South Corp., and Restaurant Beutemps, Inc., lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue (Block 1028, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4
Negative 0

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel Stein.

ACTION OF BOARD—Laid over to March 9, 1954, at P. M.; applicant to file application for general approval of material involved.

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Harriet Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P.M. at request of applicant.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

APPEARANCES—

For Applicant: Gordon I. Novod and Anthony Giordano.

For Administration: Lieut. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 9, 1954, at 2 P.M. at request of applicant.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 9, 1954, at 2 P.M. at request of applicant; no further requests for adjournment.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22). Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

ACTION OF BOARD—Laid over to March 30, 1954, at 2 P. M. at request of applicant pending action by the Board on application for approval of material.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: R. H. Fraser and D. Brams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P. M. for further consideration.

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

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SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P. M. at request of applicant's representative.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 2 P. M. for inspection and decision.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 2 P. M. for inspection and decision.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 2, 1954, at 2 P.M. at request of applicant; no further request for adjournment.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert M. Citrin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 2 P.M. at request of applicant's representative; no further request for adjournment.

453-20-BZ—Vol. III

APPLICANT—Herman Kron, for Philip Tarter and Leon Igel, owners (Stratford Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in penthouse and extension of same as new 4th story to be used as storage garage for more than five cars, which proposed extension is within 200 ft. of Riverside parkway and within 200 ft. of a school.

PREMISES AFFECTED—323-325 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 24, 1951, on certain conditions; and

WHEREAS, the resolution was further amended on March 18, 1952 and December 2, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does by *amend* the resolution adopted on April 24, 1951, as thereafter *amended* by resolutions adopted through February 3, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and part of the work completed, that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 1299/50)

331-32-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7f of the zoning resolution, permitting in a local retail and business use district, the extension of an accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb.

PREMISES AFFECTED—2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 9, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on January 9, 1951; and

WHEREAS, the resolution was amended on March 13, 1951; and

WHEREAS, time to obtain permits and complete the work was extended on January 22, 1952 and February 10, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1935, as thereafter *amended* by resolutions adopted through February 10, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the application is active in the records of the Department of Housing and Buildings and that all plans have been approved by the Borough Superintendent, but alterations have not yet been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 693/50)

99-33-BZ

APPLICANT—Ethel Marker, lessee, for Transit Authority City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution permitting in a business and residence use district, for a term of years, the use and occupancy of a vacant plot of ground as an open air parking space, for more than five motor vehicles.

PREMISES AFFECTED—3068-3074 Ocean parkway, west side, 283.7 ft. north of Sea Breeze avenue (Block 7282, part of Lots 57 and 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ethel Marker and Herbert H. Marker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1933, on certain conditions; and

WHEREAS, the resolution was amended on June 11, 1935 and October 18, 1938; and

WHEREAS, the term of variance was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises appear to be owned by the Transit Authority, formerly the Board of Transportation and are leased to Ethel Marker on a month to month basis for use as a parking lot.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1933, as thereafter amended by resolutions adopted through February 10, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (Alt. 3664/47)

318-34-BZ—Vol. II

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-39 Vanderbilt avenue, east side, 398 ft. north of East 42nd street (Block 1280, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: S. D. McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 1, 1949, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1949, as thereafter *amended* by resolution adopted March 29, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. App. 1282/48).

271-39-BZ—Vol. II

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—96-23 to 96-29 Queens boulevard and 95-02 to 95-14 63rd road, northeast corner (Block 2088, Lot 22), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: William C. Blaser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 7, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 18, 1945; and

WHEREAS, the resolution was amended on September 18, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 7, 1941, by adding thereto:

"that in the event the owner desires to omit the room for heater and to use an approved gas unit heater, such change may be permitted, provided that in all other respects the resolution above cited is complied with" (N.B. 9029/38).

1115-40-BZ

APPLICANT—Jacob Lewis Gold, for Colanan Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district extending into the residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2101-2109 Surf avenue, northwest corner of West 21st street (Block 7058, Lots 27-50 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lewis Gold.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on December 22, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as last *amended* December 22, 1953, by adding thereto the following:

"that the area for parking may be reduced by the space occupied by the newly erected post office an open space approximately 100 by 100 feet in area at the southeast corner of Surf avenue and West 22nd street, such post office being separated from the parking lot by walls of the building and walls and wire fences; and that in all other respects except for this reduction in area, the requirements of the last resolution adopted on December 22, 1953, shall be complied with." (DC 1705/41)

801-41-BZ

APPLICANT—Abner H. Pike, for Julia Elman and Ida Heit, new owners, (Mrs. L. Hirsch, former owner).

SUBJECT—Application for consideration—reopening and extension of the term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—132 Beach 31st street, east side, 120 ft. north of Lewmay road (Block 302, Lot 23), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Julia Elman and Ida Heit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1942, on certain conditions; and

WHEREAS, the resolution was amended on June 30, 1942; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on November 10, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, as thereafter *amended* by resolutions adopted through November 10, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 6301/41)

834-41-BZ

APPLICANT—Smith and Smith, for Robert Smith, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—101 Beach 61st street, west side, 566 ft. south of Larkin avenue (Block 354, Lot 75), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Robert Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, as thereafter *amended* by resolutions adopted through February 19, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein

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amended the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 7630/41)

842-41-BZ

APPLICANT—Israel Grossman, for Bernard and Lillian Hoeflich, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles, on the same premises with a Multiple Dwelling.

PREMISES AFFECTED—167 Beach 41st street, west side, 271.19 ft. south of Edgemere avenue (Block 324, Lot 51), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Israel Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened; term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 9, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 19, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1942, as *amended* by resolutions adopted through February 19, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 7798/41)

518-46-BZ—Vol. II

APPLICANT—James E. Casale, for Alanfra Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling, to restaurant, cabaret and heretofore converted Class A multiple dwelling.

PREMISES AFFECTED—13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened; term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7 Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 2492/47)

30-48-BZ—Vol. II

APPLICANT—Moe Friedel, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station, to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1950, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 5, 1951; and

WHEREAS, the term of variance was extended on February 5, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1950, as thereafter *amended* by resolutions adopted through February 5, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 2112/49)

27-52-BZ

APPLICANT—Morris Hannes, for Wilda Service Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

MINUTES

PREMISES AFFECTED—2957-2961 West 30th street, east side, 330 ft. north of Surf avenue (Block 7051, Lot 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened; term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution adopted on May 20, 1952, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 3576/51)

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 9A of the zoning resolution, permitting partly in a residence use, E area and class one half times height district, and partly in a business use, D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02; 125-06; 125-20; 125-24; 125-36 and 125-40 Sutphin boulevard, west side, 245.36 ft. south of 123rd avenue through to Rockaway boulevard (Block 12051, Lot 1), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953, on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter *amended* by resolution adopted December 22, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been done, that all permits required shall be

obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 5485/52)

227-53-BZ

APPLICANT—Herman Kron, for Banner Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—2501 Bruckner boulevard, northwest corner of former Brush avenue (Block 5293, Lot 175), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 28, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953 and *approve* amended working drawings marked "Received February 10, 1954" (4 sheets) *on condition* that all work shall be carried out in accordance with such working drawings and the requirements of the resolution adopted by the Board on July 28, 1953, where not inconsistent with such revised drawings; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution. (Alt. 68/53)

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e for a term of two years, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side, 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: John E. O'Brien.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing March 30, 1954, at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesea Mosehitto, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, car washing, office, sales and storage and curb cuts and show window within 75 ft. of a residential district; previously withdrawn.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner (Block 7430, Lots 1, 74 and 75), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 1
Negative 0

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William and Emanuel E. Lichenberg, owners.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business and residence use district the use of premises as a gasoline service station, lubritorium, minor auto repairs, car washing, office and showroom for new and used cars, part dept., parking and storage of motor vehicles; previously withdrawn.

PREMISES AFFECTED—84-11 to 84-19 (84-15 displayed) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed addition for amusement games to existing amusement center and illuminated business sign; previously granted on condition re amusement center, etc.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lots 65 and part of Lot 73), Borough of The Bronx.

APPEARANCES—

For Applicant: John Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. VI, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed extension of parking and storage of motor vehicles; previously granted on condition re the reconstruction and extension of existing accessory building on existing gasoline service station to include lubritorium, car washing, accessory store and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1 and 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Ben Zlochow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 0
Negative 0

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, previously withdrawn.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue (Block 1861, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 0
Negative 0

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph Gally, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from light manufacturing, storage and warehouse to storage, woodworking, and manufacturing, previously withdrawn.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street (Block 901, Lots 6 and 23), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tongs and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days, respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

52.05
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 10

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 15, 1954, Copy of Petition and Order of Certiorari and
an Order to Show Cause for a Stay were served on the Board by
Fulton, Walter & Halley, attorneys for the Astor Village Taxpayers,
Inc., Charlottee Lasko and others, seeking a review of the Board's
denial of their appeal on January 29, 1954, to revoke Permit issued
by the Borough Superintendent on N.B. Application 1103-53; Cal. No.
823-53-A; premises Northwest Corner of Pelham Parkway North and
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PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

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129-54-A—H.B.M.—301 East 94th street, north side, 79.9 ft. east of 2nd avenue (Block 1557, Lot 104), Borough of Manhattan, Amendment to Alt. 2264-53.

130-54-A—H.B.B.—9 Cranberry street, north side, 78 ft. 6 in. east of Columbia Heights (Block 214, Lot 26), Borough of Brooklyn, Alt. 86-54.

131-54-BZ—H.B.Q.—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner (Block 4191, Lot 19), Whitestone, Borough of Queens, N.B. 4881-53.

132-54-A—H.B.Q.—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner (Block 4191, Lot 19), Whitestone, Borough of Queens (under section 35 of the General City Law re premises in bed of mapped street), N.B. 4881-53.

133-54-BZ—H.B.Q.—141-151 Beach 98th street, west side, 432.96 ft. south of Rockaway Beach boulevard and 98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. south of Rockaway Beach boulevard (Block 637, Lot 66), Rockaway Beach, Borough of Queens, Alt. 2187-53.

134-54-A—H.B.Q.—141-151 Beach 98th street, west side, 432.96 ft. south of Rockaway Beach boulevard and 98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. south of Rockaway Beach boulevard (2nd floor); (Block 637, Lot 66), Rockaway Beach, Borough of Queens, Alt. 2187-53.

135-54-BZ—H.B.Q.—143-35 Farmers boulevard, northeast corner of 144th avenue (Block 13074, Lot 1), Springfield Gardens, Borough of Queens, Alt. 2840-53.

136-54-A—H.B.Q.—143-35 Farmers boulevard, northeast corner of 144th avenue (Block 13074, Lot 1), Springfield Gardens, Borough of Queens, Alt. 2840-53.

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139-54-A—H.B.B.—4218 Fort Hamilton parkway, northwest corner of 43rd street (1st and 2nd floors); (Block 5596, Lots 49-51), Borough of Brooklyn, Alt. 1521-52.

140-54-A—H.B.M.—308-316 East 48th street, south side, 100 ft. east of 2nd avenue (front of building); (Block 1340, Lot 44), Borough of Manhattan, Alt. 94-54.

141-54-A—F.D.—7-15 7th avenue, east side, 48 ft. south of West 12th street (1st floor); (Block 607, part of Lot 1), Borough of Manhattan, Decision.

142-54-A—H.B.B.—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street (3rd and 4th floors); (Block 2000, Lot 31), Borough of Brooklyn, Alt. 2921-53.

143-54-SM—Weldwood Fire Door (weldrock core), manufactured by United States Plywood Corp., Material.

144-54-SM—Taylor Clay Products Co. Face Brick (use in exterior or interior masonry work as face brick—may be cored or solid), Model 705 Economy, $3\frac{1}{2} \times 3\frac{1}{2} \times 11\frac{3}{4}$, manufactured by Taylor Clay Products Co., Material.

145-54-SM—Taylor Clay Products Co. Face Brick (use in exterior or interior masonry work as face brick—may be cored or solid), manufactured by Taylor Clay Products Co., Material.

146-54-A—F.D.—Transportation, storage and sale of inflammable mixtures known as "Prezure" and "IR", in 12 ounce glass containers (capacity of containers are not in conformity with the Administrative Code requirements), Decision.

147-54-BZ—H.B.B.—482-504 Utica avenue, west side, from Midwood street to Maple street; 861-871 Midwood street and 842-850 Maple street (Block 4589, Lot 95), Borough of Brooklyn, N.B. 22-54.

Restored to Docket

275-48-BZ—H.B.B.—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn, Alt. 5421-53.

413-49-BZ—Vol. III—H.B.Q.—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens, Alt. 2766-53.

343-50-A—Vol. II—F.D.—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street; and 299-313 Park avenue (Blocks 1867 and 1877, Lot 1), Borough of Brooklyn, Decision.

182-52-BZ—Vol. II—H.B.Q.—18-10 Utopia parkway and 169-01 to 169-07 19th avenue, northwest corner; 169-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens, N.B. 1922-53.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
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Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
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Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 9, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 9, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

Laid over from December 22, 1953, to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans; then to March 9, 1954, for decision after applicant has filed more complete plans.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

Laid over from February 9, 1954, to March 9, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration.

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubricatorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows

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and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision without further argument; hearing closed; then laid over to March 9, 1954, for decision and further consideration of applicant's request re construction of building.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

Laid over from January 26th, to March 2, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for decision.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.
SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

529-53-BZ

APPLICANT—William Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application June 30, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a structure to be used as a chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting

Highway (Block 1016, Lot 450), Jackson Heights, Borough of Queens.

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corporation, owner.

SUBJECT—Application July 20, 1953—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and business use district, the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street (Block 1231, Lot 11), Borough of Manhattan.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales room and office, for a term of fifteen years.

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PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 9, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 9, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved—Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Accoustical Formboard and Fire Rating and approved under Section C26-6150.

53-53-SM

APPLICANT—Columbus Coated Fabrics Corp., owner.

SUBJECT—Application January 23, 1953—Col-O-Vin (fabric covering for Modern Fold Doors and upholstery).

719-53-SM

APPLICANT—Goodall Fabrics, Inc., for Goodall-Sanford, Inc., owner.

SUBJECT—Application October 2, 1953—Redo 7327-4042 BCO Grain, (flameproofed fabrics).

270-53-SA

APPLICANT—Eureka Williams Corp., owner.

SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (forced air furnace), Models GB, 93, GB, 109 and GB, 125.

269-53-SA

APPLICANT—Eureka Williams Corp., owner.

SUBJECT—Application February 6, 1953—William Gas-O-Matic (gravity type furnace), Models GG80 and GG100.

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.

SUBJECT—Application reopened—January 26, 1954—re Hastings Alumitile (Wall Tile), previously approved—Re: Amendment to resolution as to change of trade name.

270-50-SA

APPLICANT—Spacard, Inc., owner-manufacturer.

SUBJECT—Spacard Mix-A-Drink, Model 4D51 and 4D53, and 3D53.

426-38-SA—Vol. III

APPLICANT—American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application reopened December 1, 1953 as Vol. III—re Arcoflame Oil Burner (domestic Oil Burner), Models MF-A, MF-W and MF-S (Re Amendment to resolution to include additional models of oil burners).

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application reopened September 22, 1953—re Master Boiler Sales Co., Oil Burners Models B, C and H

(previously approved) (Re Amendment to resolution as to marketing under additional trade name).

255-47-SM

APPLICANT—Baltimore and Paulson, for Durastone Face Products, Inc., owner.

SUBJECT—Application reopened May 12, 1953—re Durastone Faced and Backing Blocks, previously approved (amendment dismissed re Dura Crete)—(Re Amendment to resolution as to requirement of periodic test).

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

647-53-A

APPLICANT—Pasquale Tirino, owner (John Lussi, lessee).

SUBJECT—Application August 26, 1953—Filed pursuant to Section 35, General City Law re premises in bed of a mapped street—proposed Wilcox street.

PREMISES AFFECTED—962 Richmond avenue, west side, 75.09 ft. south of Monsey place (Block 1704, Lot 56), Port Richmond, Borough of Richmond.

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912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.
SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

306-49-A—Vol. IV

APPLICANT—DeRose and Cavalieri, for Mary Valente, owner.

SUBJECT—Application (reopened January 5, 1954 as Vol. IV)—Filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of Section 9 Subdivision 5 of the Multiple Dwelling Law as to exits.

PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (14th floor); (Block 1167, Lot 1), Borough of Manhattan.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 12, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 12, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 16, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954 to March 16, 1954, for inspection and decision without further argument; hearing closed.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from February 9, 1954, to March 16, 1954, at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also

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on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.
SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed; then to March 16, 1954, for decision after applicant has submitted required information.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed; then laid over

to March 2, 1954, for inspection and decision; hearing previously closed; then to March 16, 1954, for applicant to file revised plans.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence ad local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.

SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district,

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the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

447-53-BZ

APPLICANT — Dominick Salvati and Son, for Patrick Brini, owner.

SUBJECT — Application June 5, 1953 — (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED — 93-05 Rockaway boulevard, north side, 14.22 ft. east of 93rd street (Block 9114, Lot 25), Ozone Park, Borough of Queens.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

4-54-A

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

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PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

147-44-BZ—Vol. III

APPLICANT—William S. Shary, for 166-172 Livingston Street, Inc., owner (Robert Hall Clothes, lessee).

SUBJECT—Application, October 27, 1953, reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of structure on first floor for stores and storage and on the second, third, and fourth floors manufacturing in excess of permissible percentage.

PREMISES AFFECTED—166-176 Livingston street, south side, 97 ft. 11 in. east of Smith street and 147-157 Schermerhorn street (Block 164, Lot 13), Borough of Brooklyn.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue,

southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application reopened October 20, 1953 (September 29, 1953), as Vol. II—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway, using more than the area permitted, and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

342-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Levine and Verschleiser, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of site as meeting rooms and cabaret in addition to catering and dining and stores.

PREMISES AFFECTED—2633 Broadway, west side, 40 7½ in. south of West 100th street (Block 1871, Lot 53), Borough of Manhattan.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

849-53-BZ

APPLICANT—Anthony J. Di Bitetto, for Lorenze Schneider Co., Inc., and F. K. Brown, owners.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of owner's, customer's and employee's motor ve-

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hicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th avenue, south side, 230 ft. east of 217th street 217-25 Sigourney avenue, north side, 114.48 ft. east of 217th street and 217-01 99th avenue (Block 10763, Lots 23 and 64), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

Laid over from February 24, 1954, to March 30, 1954, for inspection; additional affected property owners to be notified in meantime.

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application reopened February 24, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) previously granted on condition under section 7f of the building zone resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor

vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application, September 28, 1953—(Decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner (Block 14013, Lot 64), Woodhaven, Borough of Queens.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

914-53-BZ

APPLICANT—Paul Friedman, for Mutual Motor Sales, Inc., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a one story structure to be used for the storage and sale of auto parts and accessories, motor vehicle repair shop for authorized dealer's use, storage garage for more than five motor vehicles, with gasoline tank and pump for dealer's use (no gasoline to be sold), and to permit on the unbuilt portion of plot the outdoor display and sale of more than five motor vehicles, and the parking of more than five motor vehicles for patrons and employees, (no fee to be charged).

PREMISES AFFECTED—567-583 Manhattan avenue, west side, 81 ft. 4 in. north of Driggs avenue (Block 2679, Lots 26, 29, 30 and 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 30, 1954*, at 2 o'clock in room 1013, Municipal Building, Manhattan, on the following matter:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

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PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 6, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 6, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 20, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 2, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: William J. Ferrall, Mary Ferrall, A. Virgilio, C. Delli Paali, F. Pappas, Michael Comiletta, R. Gialanello, Agnostinio Ovasano and James Laurino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

873-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a local retail use district, the reconstruction and extension of existing gasoline service station, to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Rocco Tota, Lina Jensen, Thomas J. Feeney, Francis J. McCormack and Theresa Canter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, Owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of 15 years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Henry J. Benisch and Jacob Berman.

For Opposition: Michael C. Cunci, Roscoe C. Gilbert, Adele L. Jordan, Ralph Risola, Charles Graziani, Marie E. Doerzaph, Susan Abrams, Annie G. Palmer, Emily R. Fertig, Mary Whiteway, Sophie Rudersha, Gertrude Jostiat, Martha E. Bendix, Muriel H. Muller, Alexander Gengenbacher, Mary Gilbert, Ann Risola, Elizabeth Wilde, Katharine Reiter, Jacob Roos, Hazel Hocking, Henry Wahl and Margaret Tobin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for decision after applicant has submitted required information; hearing closed.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office, for a term of ten years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 9, 1954, at 10 A.M. for decision; hearing previously closed.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning

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resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A.M. for applicant to file revised plans; hearing closed.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. in conjunction with Cal. 153-53-BZ for applicant to file revised plans.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72 inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Abraham Wolf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer, Seymour Frank and Victor Civkin.

For Opposition: Marcy Finke, Charles H. Fier, Louis D. Tanenbaum, George F. Knapp, Louis Oltchick, Irving Lifton, Mary Frem, Walter Reinhardt, Marjorie Bornstein, Henrietta C. Vollman, Stella Strahs, Ann N. Hickey, Charlotte Rosen, William F. Dolen, Louis W. Granirer, Harold Leznos, M. Handel, Harry H. Schoning, Bob Barasch, Clare Shea, Sarah O'Connell, Milton B. Newman and James J. Sexton, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954 at 10 A. M., for inspection and decision.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: Robert J. Perillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Opposition: Alex Gross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customer's and employees cars, on unbuilt upon portion of plot at rear; for a term of fifteen years.

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PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee and David Postal.

For Opposition: Gilbert T. Redleaf, Lou Orenstein, Mauro Calia, Irving Karlif, Frank Di Benedetto, Maureen Boyce, Sidney Schwartz, Armand R. Capuorro Das, Barnett Guthartz, Herman C. Reuben, Andrew J. Gilligan, Lee Auster, Bridget F. Recker, Helen Monforte, Estella Phillips, Hermine Tatzel, R. Mac Farland, Daniel Rothfeld, Juan Rodriguez, Harry Guberman, Morris Rosenstock, Morris Rosen, Lawrence Schwartz, Richard J. Hughes and Julius Kessler and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot the erection and maintenance of a building to be used as stores and for loading and to permit the extension of parking in local retail use district for the parking of patrons cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street (Block 11159, Lot 28), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn after inspection of premises by committee of Board and full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

718-49-BZ—Vol. II

APPLICANT—David Cybul, for Vincent Mastroianni, owner (Paul Carachiolo, lessee) and owner under contract.

SUBJECT—Application, June 17, 1953, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business district, the erection and maintenance of an automatic auto laundry (principal business), and office.

PREMISES AFFECTED—2547-2549 86th street, north side, 97.3 ft. west of Stillwell avenue and 2016 Stillwell avenue (Block 6860, part of Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and David N. Cybul.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn for applicant to submit amended proposal to include additional land.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

478-28-BZ—Vol. III

APPLICANT—Kenneth W. Milnes, for Stapleton Service Laundry, Inc., owner.

SUBJECT—Application April 8, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the extension of existing garage for more than five motor vehicles (previously granted by the Board for commercial trucks), by a one story extension.

PREMISES AFFECTED—201 Dubois avenue, east side, 165 ft. south of Forest avenue (Block 352, Lot 21), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 5, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use E area, class $\frac{3}{4}$ height district; Dubois avenue is in a residence use, D and E area, class $\frac{3}{4}$ height district; Forest avenue is in a retail use, E area, class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1953 acting on Alt. Applic. 39-53, reads:

"1. Addition to non-conforming use garage, previously granted, by the Board of Standards & Appeals is contrary to Art. II, Sec. 3, Zoning Resolution. (Should be referred to the Board of Standards & Appeals.)"

and

WHEREAS, the applicant states the premises consist of a plot, 100 ft. frontage by 200 ft. in depth, on which is located a one-story garage 50 ft. 6 in. by 70 ft. 5 in., one story, 24 ft. in height, of class 3 construction, used for 17 motor vehicles; that it is proposed to erect an extension 53 ft. 4 in. by 60 ft. to existing garage to be used for an additional 18 motor vehicles; and

WHEREAS, the applicant contends that this building and property was the subject of a request for such a variance in 1928 under Cal. 478-28-BZ, which was to permit the then owners to erect a structure for the storage of contractors' motorized equipment and materials; that this appeal was granted by the Board April 9, 1929; that in 1943 the then owner died and the building and premises were idle and vacant; that the premises deteriorated badly and became an eyesore to the neighborhood; that in 1945, the present owner, whose main plant is about $\frac{1}{2}$ mile away, were in need of a building such as this one in which to store their route trucks at night; that at that time they were, and still are renting various small garages near the laundry from private owners to house their delivery trucks; that it was felt that this building would meet their requirements for some time and considerable money was spent by the laundry company to place the building and premises in first class condition, including a chain link fence, which was of course an improvement for the neighborhood; that the owners would now like permission to extend the building so that all trucks (about 35) may be under the one roof; that this extension will be kept in line with the present building, backing up on the rear line of the lots facing Forest avenue; that under present means of operation there is no loading or transfer of laundry done at the garage building; that there is also no major repairs done to any of the trucks at the garage building, only minor adjustments with hand tools or hand power tools

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inside the building; that under the present method of operation and maintenance of the premises, no detriment has been caused to surrounding property owners.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1929, by adding thereto:

"that in the event the new owner desires to occupy the building for a similar use and to extend the building as proposed for such use, as indicated on plans filed with this application, marked 'Received April 8, 1953' (5 sheets), such extension may be permitted under Section 7c, provided that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that substantial fences shall be maintained on the lot lines, including the street building line, with exits and entrances as proposed to protect the area as indicated; that where premises are not occupied by existing or proposed buildings the unbuilt upon area shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that a sign may be maintained on the fence near the entrance to the parking area, indicating this is restricted to use of motor vehicles owned or operated by the Stapleton Service Laundry, Inc.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

63-46-BZ

APPLICANT—Henry Nordheim, for William E. Winkle, owner.

SUBJECT—Application reopened February 9, 1954—(decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition, repairing, lubratorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on June 18, 1946 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district, the lawfully existing gasoline service station to be reconstructed and rearranged; and

WHEREAS, on June 24, 1947, June 15, 1948, June 21, 1949, June 20, 1950, June 26, 1951 and July 1, 1952 time was extended to complete work; and

WHEREAS, the applicant requested reopening of this application and extension of time to complete the work, which had expired by limitation; and

WHEREAS, this application was reopened on February 9, 1954 and set for hearing on March 2, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and authorization of owner; and

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1954 acting on N.B. Applic. 139-54, reads:

"1. The extension of an existing non-conforming use by the erection of a new building for car washing, greasing and gasoline service station in a business zone is contrary to Art. II Sec. 4 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1946, as thereafter amended by resolutions adopted through July 1, 1952, only as to the time in which to obtain permits and complete the work so that as amended this portion of the resolution shall read:

"that in view of the decision by the Borough Superintendent, dated February 8, 1954, under N.B. Applic. 139/53, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

725-48-BZ—Vol. II

APPLICANT—Herman Kron, for Benjamin Waldman, owner.

SUBJECT—Application September 24, 1953 as Vol. II—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and to permit new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue (Block 723, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Benjamin Waldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, to consider additional curb cuts; and

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for applicant to file revised plans showing correct existing conditions; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 25th street is in residence and retail use, B area, class 1½ height districts; 9th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 13, 1953 acting on Alt. Applic. 1254-53, reads:

"1. Although area comprising lots 26, 27 and 28 has been approved for a parking lot by Board of Standards and Appeals resolution 725-48-BZ (Bulletin 39 volume 35), the present plan seeks a curb cut in addition to the one approved and therefore constitutes an extension of a non-conforming use. This plan should be taken back to the Board of Standards and Appeals for its consideration. A parking lot is not permitted in a residence use district as per Article II section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 27.6 ft. frontage by 98.9 ft. in depth, presently used for parking and storage in conjunction with lots 27 and 28; that it is proposed to install an additional curb cut on lot

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26 and permit continuation of existing parking and storage of motor vehicles; and

WHEREAS, the applicant contends that on September 9, 1950 the Board extended the permit for a term of five years that these premises may be occupied as a parking lot; that on June 11, 1953 the owner purchased lot 26 only, known as 411 West 25th street and is 150 ft. south of 9th avenue, as shown on plans filed with this application; that the drop curb faces the other two lots to the north and an application was filed with the building department for a curb cut permit and the objection issued by that department is the subject of this appeal.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1948, as thereafter amended by resolutions adopted through September 19, 1950, by adding thereto:

"that in the event there is a change of ownership and it is desired to separate lot 26 from the other lots previously permitted to be used for parking, namely 27 and 28, lot 26 may be occupied for such use, as hereinbefore permitted, by the new owner, as proposed and as indicated on plans filed with this application marked 'Received August 25, 1953' (2 sheets), 'January 6, 1954' (1 sheet) and 'February 26, 1954' (1 sheet), *on condition* that there shall be no connection between this lot 26 and the adjoining lots 27 and 28; that there shall be a woven wire fence of the chain link type not less than 5 ft. 6 in. in height erected and maintained along the easterly lot line; that there may be a new curb cut as shown on plan marked 'Received August 25, 1953' showing proposed conditions; that such curb cut shall not exceed 10 feet in width; that all other fences and all conditions of the resolutions above cited shall be maintained, including the time of the term of the variance, as set forth in such resolution adopted February 19, 1950; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except one building may be erected near the entrance to lot 26 for office and shelter for the attendant and which shall not exceed 100 sq. ft. in area, one story in height and may be of frame; and that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph for M. F. & S. Plumbing Supply Co., owner.

SUBJECT—Application June 4, 1953 (decision of the borough superintendent), under sections 7f and 7h of the zoning resolution, to permit in a business use district the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles (previously granted by the Board for a term of fifteen years, expires September 1964), to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner (Block 542, Lot 1), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 23, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, A area, class 1 height district; Beach 73rd street is in residence and business use, A area, class 1 height districts; Beach Channel drive is in a residence, business and unrestricted use, A area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 29, 1953 acting on Alt. Applic. 123-53, which gave incorrect lot number and has been superseded by Alt. Applic. 123-53 dated December 8, 1953, reads:

"1. Proposed enlargement of the existing legal gasoline service station, auto laundry, lubritorium and parking and storage of more than 5 motor vehicles is contrary to Art. 2 Sec. 4(46) of Zone Res."

and

WHEREAS, the applicant states the premises consist of a plot, 231.89 ft. and 215.40 ft. frontage by 99.04 ft. in depth, irregular, on which is located a gasoline service station on part of lot near intersection of Beach 73rd street and Beach Channel drive (original lot No. 5); that it is proposed to extend the existing gasoline station, 110 ft. on the Long Island Freeway and 84.40 ft. on Beach Channel drive and to install six additional 550-gallon gasoline tanks and two additional pumps; that it is further proposed to add parking of motor vehicles on the unbuilt upon portion of the plot with one new curb cut on Beach Channel drive (original lots 1 and 5, now called lot 1); and

WHEREAS, the applicant contends that the Shell Oil Co., lessee, operates a gasoline service station, auto laundry, lubritorium and the parking and open air storage of more than 5 motor vehicles operating under a variance granted by the Board on September 13, 1949 under Cal. No. 303-49-BZ; that the lessees have complained to the owner that the present gasoline dispensing facilities are inadequate for the demand and there is not sufficient area on the present plot for the parking of vehicles waiting to be serviced nor for the vehicles whose owners want to park their cars on the property; that to meet the lessee's requirements, the owner has purchased the adjoining plot to the west, which will provide additional parking space and on which the lessee proposes to install two additional gasoline pumps and six underground 550-gallon gasoline tanks; that the additional area will provide a new space of 110 ft. along the Freeway and, together with the original plot on Beach 73rd street, Beach Channel drive and the mapped Beach 74th street, will comprise the small but entire area of block No. 542; that the additional area of the plot will continue to be north of the elevated tracks of the Long Island railroad, known as the Freeway, which separate it from the residence area and will continue to be maintained as neatly as the original plot in accordance with the high standards maintained by the Shell Oil Company; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application to permit extension of area as proposed be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 20, 1949, by adding thereto:

"that in the event the owner desires to extend the area of the gasoline service station, as proposed and as indicated on plans filed with this application marked 'Received December 2, 1953' (1 sheet) 'December 23, 1953' (1 sheet) and 'January 4, 1954' (1 sheet), such extension and rearrangement may be permitted, *on condition* that the proposed plan shall be carried out, and to permit under section 7h for a term of five years, the parking and storage of motor vehicles waiting to be serviced or stored for the public as proposed, *on condition* that such portion of the premises shall be properly surfaced; that the fences proposed shall be of the woven wire chain link type with anchored steel posts erected on the lot lines to a height of not less than 5 ft. 6 in. except for

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the street building line of Beach Channel Drive where an additional curb cut may be permitted, not exceeding a width of 27 feet as proposed and not nearer than 5 feet to the westerly side lot line as extended; that the additional pumps proposed shall be of the low approved type not nearer than 15 feet to the street building line; that six additional 550 gallon tanks may be installed; that such other changes as proposed in the arrangement of the accessory building may be permitted; and that all permits required may be obtained and all work completed within six (6) months from the date of this amended resolution."

380-49-BZ—Vol. II

APPLICANT—Henry G. Harris, or Georgian Estates, Inc., owner.

SUBJECT—Application September 21, 1953 reopened October 14, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—108-26 to 106-34 72nd avenue, and 109-102 to 109-10 Queens boulevard, southeast corner (Block 3258, Lots 1 and 4), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to January 26, 1954, at request of objector and for further consideration; then to March 2nd, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Queens boulevard are in a residence use, D area, class 1 height district; 72nd avenue is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1953, acting on Alt. Applic. 1908-53, reads:

"1. Use of premises located in a residence use district as a parking lot for more than five motor vehicles is contrary to Art. II, Sec. 3 of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.33 ft. frontage by 107.09 ft. in depth, presently vacant; that it is proposed to permit the parking and storage of motor vehicles for a term of years; and

WHEREAS, the applicant contends that the plot will be graded and a 5 ft. 6 in. high chain link fence will be erected around its perimeter; that the Board is requested to vary the application of the use district regulations and grant its owner a temporary and conditional permit for a stated term of years for the parking of motor vehicles on the vacant land in this residence district without any other non-conforming use and without the servicing of motor vehicles, all as per section 7h of the zoning resolution; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board which recommended that the application be granted for a temporary term under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, on condition that the premises shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior and street building lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except one to the service road for exit and entrance, not exceeding ten feet in width with curb cut opposite, 15 feet in width; that proper aisles shall be maintained at all times for easy entrance and exit; that during the term of this variance the premises shall be occupied for no other use and no signs shall be erected thereon except there may be one sign attached to the fence at the entrance, advertising only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not extend beyond the building line, shall not be illuminated and shall not exceed 25 square feet in area; that no building shall be erected except that there may be one located near the entrance and which may be of frame, not over 100 sq. ft. in area and not over one story in height, for use solely as an office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

878-52-BZ

APPLICANT—George W. Swiller, for Herman W. Judelson, owner.

SUBJECT—Application December 16, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow avenue, west side, 75 ft. south of East 173rd street (Block 3001, Lots 28, 29 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and George Swiller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision without further argument; hearing closed; then to March 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Longfellow avenue are in a residence use, B area, class 1½ height district; East 173rd street is in residence and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 5, 1952 acting on N. B. Applic. 1392-52, reads:

"1. In a residence district a building designed for stores and storage is contrary to Section 3 of Article II of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 75 ft. front by 65 ft. in depth, one story, 13 ft. in height, of class 3 construction, to be used as stores and storage in the basement; and

WHEREAS, the applicant contends that the physical characteristics of the lots are poor from a building point of view, as the rear portion is composed of hard rock; that these premises are located in a neighborhood in descendance and is in the low rental brackets; that to erect a multiple dwelling or one or two-family dwellings in this type of neighborhood would obviously be a disastrous financial venture; that untiring efforts on the owner's part to sell this plot have met with no success whatsoever; that he has owned this land for a period of more than 10 years and has suffered a great hardship from these lots which lend themselves unfit for residential development; that this parcel has become a garbage dump and is unsightly in appearance and is also adding to the deterioration of the area; that this land can be successfully developed with a one-story taxpayer which will help to alleviate an unsightly scar in the area by eliminating a refuse dump, which may become a health and fire hazard; that the erection of a one-story taxpayer will in no way affect the light and ventilation of the adjoining multiple dwellings but will perpetuate permanently the present light and ventilation of these adjoining premises; that there are no taxpayers in this vicinity and as an aid in facilitating accessible shopping for the families in this neighborhood it would not be objectionable; that as a cure for an area of land that will become dilapidated and add to the decay of the neighborhood, it is requested that the Board grant permission for the erection of a one story taxpayer; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 1392/52, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

295-53-BZ

APPLICANT—James J. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application April 16, 1953 (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

APPEARANCES—

For Applicant: J. J. Lyons, Jr.

For Opposition: Leonard Orrstein, Emily Taylor, Mary Harrington and John J. Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating 3

Negative 0

Not Voting: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bailey avenue are in a business use, B area, class 1½ height district; West 193rd street is

in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1953 acting on N.B. Applic. 280-53, reads:

"1. In a business district the proposed gasoline service station, lubritorium and car washing is contrary to Section 4, Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 34 ft. 4 in. by 28 ft. 8 in., one story, 13 ft. 11 in. in height, of class 3 construction, to be used accessory to proposed gasoline service station; that it is further proposed to install ten 550-gallon gasoline tanks, six dispensing pumps, with two 26 ft. curb cuts; and

WHEREAS, the applicant contends that Bailey avenue is a heavily trafficked automobile and truck highway, carrying a large volume of commercial traffic and for that reason the subject site is adaptable for development as a gasoline service station; that because of the surrounding development, it is not feasible to develop the premises with a conforming use at this time; that the affected area along the west side of Bailey avenue is unrestricted; that before the city took title to the property on the west side of Bailey avenue for the construction of the Major Deegan expressway, said property was developed in the following manner; that block 3238 was developed with a Sheffield Farm company factory, said factory being right across the street from the site of the proposed gas station and extending northward past West 193rd street; that to the north of this factory and continuing northward across West Kingsbridge road, there had been a number of garages, all with service facilities; that on the west side of Bailey avenue, just southwest of the junction between Heath and Bailey avenues, there had been a Standard oil gas station; that at the intersection of Fordham road and Harlem river terrace, the city took title to a piece of property developed with a garage, upon which the owner of the site now in question, had a long term lease; that by taking over this property for the Major Deegan expressway, the City put the owner out of business; that on the southeast corner of Bailey avenue and West Kingsbridge road, there had been a Gulf gas station and to the south of the site, on the west side of Sedgwick avenue, between the end of Bailey avenue and Fordham road, there is now in existence a garage with servicing facilities; that all in all, there had been 13 garages with servicing facilities and two gas stations in the vicinity; that due to the construction of the Major Deegan expressway a great number of garages, with their service facilities, and the two gas stations have been demolished, and the erection of this gasoline station would be a great benefit to the neighborhood, especially so in view of the two large housing projects in the vicinity; that the land cannot yield a reasonable return if used only for a purpose allowed in that zone; that the plight of the owner is due to unique circumstances in that after the City put him out of business, he had to relocate himself in an area as close as possible to his original place of business in order that he should not lose the trade which had taken him 23 years to build up; that the use will not alter the essential character of the neighborhood; that the granting of the variance would result in the improvement of a vacant plot practically unsuitable for any other use, resulting in a substantial investment; that no other development would tend to bring a reasonable return on the investment required; that the gas station would be of modern design with a protective concrete wall along the interior lot lines, and with other conditions as the Board may impose; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Committee found that there is no basis for granting under Section 21, but that under Section 7f for a temporary term, the application could be permitted partly because previous gasoline stations and services have been discontinued because of the new school structure and that the station proposed constructed below the grade of Heath

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avenue could not be injurious to nearby owners, among other reasons and that there will be no connection to Deegan Highway; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received April 16, 1953" (4 sheets) and "February 15, 1954" (1 sheet), *on condition* that the premises shall be leveled substantially to the grade of Bailey avenue and arranged substantially as indicated on such plans; that pumps shall be of the low approved type and erected not nearer than 15 feet to the street building lines; that masonry walls as proposed shall be erected on interior lot lines; that curb cuts shall be restricted to two, as shown, each not over 30 feet in width, including splays; that the premises shall be paved with concrete or approved asphaltic paving; that the accessory building shall have no cellar and in all other respects shall comply with all requirements of the Building Code; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the sidewalk and curbing in front of premises shall be repaired or constructed to the satisfaction of the Borough President; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign on the facade of the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that complete working drawings shall be submitted to the Board within two months for further consideration and additional conditions before same are filed with the Borough Superintendent and after approval of same, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

346-53-BZ

APPLICANT—Hannibal F. Zumba, for Sol Goldman and Irving Goldman, owners.

SUBJECT—Application May 6, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre to store on first floor and manufacturing on second.

PREMISES AFFECTED—211-213 Columbia street, east side, 37 ft. south of Sackett street and 138 Sackett street (Block 336, Lots 7 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Hannibal F. Zumba and Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954, after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sackett street are in residence and business use, C area, class 1½ height districts; Columbia

street is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 7, 1953 acting on Alt. Applic. 4556-52, reads:

"1. The change in use of the building which is partly within a business and partly within a residence use district from motion picture theatre to store on the 1st floor and manufacturing on the second is contrary to the Zoning Res. Art. II, Sec. 3."

and

WHEREAS, the applicant states the premises consist of a plot 42 ft. and 20 ft. frontage by 117 ft. in depth, irregular, on which is located a building covering the entire plot, 2 stories, 27 ft. in height, of class 3 construction, used as a motion picture theatre, for which certificate of occupancy 7608-26 has been issued, and is now vacant; that it is proposed to alter the building by constructing an intermediate floor and providing for two remotely located fireproof stairways leading directly to the street, and to change the use to a retail sales store on the 1st floor and light manufacturing on the second; that it is also proposed to remove the steps leading to the exit on Sackett street and provide a new door at the street level; and

WHEREAS, the applicant contends that the rear portion of the building, which extends into the residence use district 15 ft. by 91.25 ft.; that the premises have been in a single ownership since before 1916; that there are no windows or any other openings on the lot lines abutting into the residence use district except for that portion of the building fronting on Sackett street, which portion of the building will be used only as a secondary means of egress; that the neighborhood is non-residential in character and the proposed alteration and change in use is in keeping with uses already established on Sackett Street and there can be no adverse effect upon property owners within the affected area; that there will be compliance with all exit provisions of the Administrative Code, and all other objections which have been raised have been corrected; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant amended his application so as to limit the height of the building to one story; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the proposed use into the more restricted district, as indicated on plans filed with this application, marked "Received May 6, 1953" (4 sheets) and "February 26, 1954" (1 sheet) except that the building shall be one story only, as proposed by amended application, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

417-53-BZ

APPLICANT—George L. Bousquet, for William Laku-bowski, owner.

SUBJECT—Application May 26, 1953 (decision of the borough superintendent), under sections 7e, 7i, 7f and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut) nearer the residence use district than is permitted, for a term of fifteen years.

PREMISES AFFECTED—45-28 Bell boulevard, southwest corner of 45th road (Block 7314, Lot 27) Bayside, Borough of Queens.

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APPEARANCES—

For Applicant: Joseph Trapani.

For Opposition: Felix Klosowski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 45th road are in residence and business use, D area, class 1 height districts; Bell boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1953 acting on Alt. Applic. 177-53, reads:

"1. The construction of a gasoline service station, lubritorium, car wash, motor vehicle repair shop & sale & storage of accessories & office in a retail & res. dist. is contrary to Art. 2 Secs. 3 & 4A of Zone Res."

and

WHEREAS, the decision of the borough superintendent, dated December 11, 1953 on Alt. Applic. 177-53, reads:

"1. The proposed change in use & extension of the existing 2 car garage & tool house, to include the uses of gasoline service station, lubritorium, car washing, motor vehicle repairs, sale & storage of accessories, & office on a plot partially in a res. & partially in a bus. use dist. is contrary to Art. 2 Secs. 3 & 4A(29)(46) of Zone Res.

2. The entrance on 45th Road is contrary to Art. 2 Sec. 7A of Zone Res."

and

WHEREAS, the applicant states the premises consist of a plot, 50.08 ft. frontage by 108.49 ft. in depth, irregular, on which is located a one-story, class 3 building, 22 ft. 8 in. by 45 ft. 4 in., used as a 2-car garage and tool shed; that it is proposed to alter and enlarge an existing storage garage and tool shed to a gas station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories and office; and

WHEREAS, the applicant contends that he has owned this property for 15 years and is unable to use the property for a store or dwelling because of the character of the surrounding structure; that a large garage used by the Department of Sanitation is directly across the street; that the large trucks stored therein are moved about at odd intervals of the morning or night, and in addition to being noisy, are unsightly and deter prospective tenants for other than a commercial use; that Bell boulevard has become a heavily travelled traffic artery and is devoted to automotive uses in the block north of the site; that there is insufficient development to support a retail business use and the owner has been unable to sell the premises for a conforming use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, committee found that there is an existing use of the plot and that the proposed use should not be added in view thereof and in view of the smallness of the lot among other reasons; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e, i, f and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 177/53, Objection 1 dated May 25, 1953, and acting on decision of December 11, 1953, on Alt. App. 175/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application June 23, 1953—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston road, southwest corner of DeReimer avenue (Block 5257, Lot 7), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and P. R. Viscardi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for applicant to file more complete plans; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and DeReimer avenue are in residence and business use, C area, class 1 height districts; Boston road is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1953 acting on amendment to N. B. Applic. 619-53, and superseded by corrected decision, reads:

"1. In a business and residence use districts the proposed Auto Laundry is contrary to Sections 3 and 4(52) of the Zon. Res.

2. Openings in wall facing DeReimer Ave. must comply with restrictions of Sect. 7-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 130 ft. in depth, irregular presently vacant; that it is proposed to erect a building 25 ft. front by 70 ft. in depth, one story, 13 ft. 6 in. in height, of class 3 construction, to be used as an automatic auto laundry; and

WHEREAS, the applicant contends that Boston Post road is one of the main highways leading to and from New England and is extremely heavily trafficked by both commercial and pleasure vehicles, thousands of such vehicles passing the subject site hourly; that there are gasoline service stations, garages, motor vehicle repair shops and used car lots and other commercially used lots in the vicinity of the proposed automobile laundry; that the New York Westchester and Boston railway is about 250 ft. from the property in question; that in the main, the lots within the affected area are vacant and undeveloped, there being only about a dozen plots improved with residential and commercial buildings within the entire 500 ft. radius circle; that some of the plottage is below grade and required filling-in operations, particularly in the rear of the plot in question; that the general development of the property along Boston road, from Baychester avenue easterly to the City line, is towards commercial of a heavy industrial character, generally permissible in manufacturing and unrestricted use districts; that the improvement of the subject premises with an automobile laundry for a term of years will enable the owner to realize a reasonable return on his investment without interfering with the normal development of the surrounding property; that adequate vacant space for cars waiting to be washed has been provided and entrances and exits thereto so arranged

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that it will not interfere with traffic on Boston Post road or DeReimer avenue; that the portion of the plot in the rear thereof facing DeReimer avenue will be used for the parking of cars waiting to be serviced; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years, to permit the erection and maintenance of an automobile laundry, as proposed, and under Section 7A to permit entrance within the more restricted district, as proposed and as shown on plans filed with this application marked "Received June 23, 1953" (1 sheet), "November 20, 1953" (2 sheets) and "February 19, 1954" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that sidewalks and curbing around the premises shall be repaired or restored to the satisfaction of the Borough President; that curb cuts shall be restricted to one from DeReimer avenue, not more than 20 feet in width, located where shown, and used for entrance only to the premises, and one curb cut to Boston Road, not exceeding 15 feet in width and not nearer than 5 feet to the side lot line as prolonged, for exit only; that under sections 7e and 7h, for a term of five (5) years, the premises where not built upon may be occupied for the parking and storage of motor vehicles awaiting service or having been serviced; that such portable fire fighting appliances shall be maintained as the fire commissioner may direct; that the unbuilt upon portion of the premises shall be paved with concrete or asphaltic paving; that along all lot lines there shall be erected woven wire fences of the chain link type with anchored steel posts, not less than 5 ft. 6 in. in height, except for openings for curb cuts as proposed; that signs shall be restricted to such signs as permitted for such use under the zoning resolution, excluding all temporary and roof signs and all signs painted on the exterior walls of the building; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; that a certificate of occupancy shall be obtained; that this variance shall not be deemed to increase or extend other uses on the block.

571-53-BZ

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.
SUBJECT—Application July 29, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

APPEARANCES—

For Applicant: Fred C. Dahlem and W. S. Engill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for revised plan and inspection and decision; hearing closed; then laid over to March 2, 1954, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Queens boulevard and Van Loon street are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1953 acting on N. B. Applic. 1858-53, reads:

"1. Proposed use of premises located in a business use district as an auto laundry and sale of used cars is contrary to Article II, Sec. 52 of Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 80.96 ft., 257.83 ft., and 59.13 ft. frontage by 99.60 ft. and 100 ft. in depth, irregular, presently used in part for the sale and display of more than five motor vehicles, for which certificate of occupancy No. 53575-49 has been filed; that it is proposed to erect a building 35 ft. front by 100 ft. in depth, one story, 16 ft. in height, of class 3 construction, to be used as an automatic auto laundry; that it is further proposed to display and sell used cars; and

WHEREAS, the applicant contends that the premises are enclosed on Van Loon street and Grand avenue with a 4 ft. 6 in. wire woven fence and there is a one-story building at the rear of the lot which is used to service the used cars for sale; that it is proposed to move the present frame office to the east lot line, keeping same 4 ft. from same, and erect a new one story modern auto laundry along the building line at Van Loon street; that the new building will be face brick on 3 sides, and front will be landscaped; that the rear lot along Grand avenue will be fenced in with no exit or entrance from Grand avenue; that cars will enter laundry from Van Loon street and exit into service road of Queens boulevard; that there is a demand for an auto laundry on this side of Queens boulevard although there is an auto laundry on the opposite side of Queens boulevard a block east; that it is necessary to augment the used car sales business with this laundry as the carrying charges on this property are very high; that the owner is willing to comply with any conditions to enhance or beautify the property that the Board may deem proper; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which took into consideration the proposal to erect a wall; notwithstanding, the committee is of the opinion that the application should not be granted because of the condition in connection with the service road that the proposed use would cause, and for other reasons; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution;

Resolved, that the decision of the borough superintendent, acting on N. B. App. 1858/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

625-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedra Rosenberg, owner.

SUBJECT—Application August 18, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, triborium, car wash, motor vehicle repairs, and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1051-1059 McDonald avenue and 101-111 Foster avenue, northeast corner (Block 5426, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, McDonald avenue and Foster avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1953 acting on N.B. Applic. 844-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, parking & storage of motor vehicles within a business use district is contrary to Art. II Sec. 4a-29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 88 ft. $\frac{3}{8}$ ft. frontage by 104 ft. $7\frac{1}{4}$ in. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station consisting of eight 550-gallon gasoline tanks and four approved type gas pumps; that the proposed accessory building will be a modern, one-story, class 3 building containing the conjunctive uses of office and sales, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the development of McDonald avenue with a noisy elevated railroad renders the site useless for anything but a non-conforming use as proposed; that McDonald avenue and Foster avenue are both highly traversed auto lanes and as such the proposed gas station is in keeping at this point; that the present gas station opposite, in block 5452, lot 40, precludes the use of the site in question for anything but a gas station; that the present non-conforming use in block 6504, lots 1 and 7, consisting of a coal yard, also shows that McDonald avenue, although in a business zone, has not developed along strictly business use requirements; that there are sufficient stores in the area for public requirements; that it is mandatory that the site now be developed as proposed and in the only feasible manner so that the owner may continue to pay city taxes and receive an equitable return on his investment; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee found that there are ample gasoline stations available to the area and that for this, among other reasons, the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 844,53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmeri's Service Station, owner.

SUBJECT—Application September 3, 1953 (decision of borough superintendent), under sections 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as a motor vehicle repair shop and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—3564 Boston Post road and 3425-3431 Teimann avenue, southwest corner (Block 4728, Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, C area, class 1 height district; Teimann avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 13, 1953 acting on N.B. Applic. 832-53, reads:

"1. The proposed 'Motor Vehicle Repairing, office & parts department, parking of cars waiting to be serviced in the open area', in a business use district is contrary to Sec. 4(a) 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 49.59 ft. frontage by 101.03 ft. in depth, irregular, presently used for the parking and storage of motor vehicles, installed under Alt. 896-52, for which no certificate of occupancy has been issued; that it is proposed to erect a new building having a frontage of 44 ft. 8 in., a depth of 69 ft. and a height of 20 ft. of class 3 construction; that the building will be used for motor vehicle repairing and the proposed mezzanine in the building will be used as office, toilets and the storage of parts; that a space will be reserved at the rear of the building for the loading and unloading of parts; that a space will be reserved at the front of the site for parking of motor vehicles waiting to be serviced; and

WHEREAS, the applicant contends that the proposed parking of cars waiting to be serviced will stop any parking problem this business may create and the loading and unloading space within the building will prevent any pedestrian hazard or the possible blocking of the sidewalk on Tieman avenue; that there are to be glass blocks in the openings on the southerly lot wall and the westerly lot line wall will be unpierced, therefore adjoining premises cannot be affected; that the facades of the building will be highly modern and in keeping with any future development that may take place in the area; that Boston Post road is a main auto lane leading across the Bronx and as such the proposed auto service is entirely in keeping at this point; that there are many non-conforming uses within the affected area; that block 4723, lot 28; block 4724, lot 26; block 4728, lots 42 and 70 all contain gas stations, and block 4729, lot 39 contains an auto repair shop; that the many non-conforming uses in the area show that although Boston Post road is zoned for business, the street has not developed in that manner and it would be a hardship to develop the site with anything but a non-conforming use; that the site to the west is developed with a gas station occupying 50% of the Boston Post road block front that the proposed repair shop fronts on; that in addition to the many non-conforming uses, the affected area is occupied by the following conforming uses having to do with the auto trade; block 4729, lot 1—used car lot; block 4729, lot 36—auto parts; block 4728, lot 31—used car lot and block 4728, lot 76—parking lot; that the proposed motor vehicle repairing will be in complete harmony with the affected area; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit the maintenance of the building for motor vehicle repairing, as proposed and as indicated on plans marked "Received September 3, 1953" (4 sheets); and under section 7h for a term

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of five years, to permit the parking of cars waiting to be serviced; that curb cuts shall be restricted to one to Boston Post Road, not exceeding 30 feet in width as shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with the requirements of the zoning resolution and all other laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new certificate of occupancy shall be obtained.

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application September 21, 1953 (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard (Block 6901, Lot 48), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Fresh Meadow lane and Horace Harding boulevard are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 3, 1953 acting on N.B. Applic. 3367-53, reads:

"1. Proposed use of premises located in a Business use district for body & fender work, minor auto repairs, Incidental Painting & Spraying, Welding & Parking and storage of Motor Vehicles awaiting service is contrary to Sec. 4-29 of Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 66.84 ft. frontage by 93.49 ft. in depth, presently vacant; that it is proposed to erect a building having a frontage of 60 ft. and an irregular depth of 60 ft., to be used for body and fender work, minor auto repairs, welding and incidental painting and spraying; that the building will be modern in design, of class 3 construction, one story in height; that the front portion of the site will be reserved for parking and storage of motor vehicles awaiting service; and

WHEREAS, the applicant contends that Fresh Meadow lane is a main auto artery leading across Queens; that the site is adjoined on the north, in block 6901, lot 42, by a gasoline service station and within the same block, lot 56 is also developed with a gas station; that diagonally across the street in block 6902, lot 26 is also developed with a gas station and therefore, although Fresh Meadow lane is zoned for business, it has developed in that manner and the proposal is entirely in keeping at this point; that in view of the present gas station adjoining immediately to the north, it would be impractical to develop the site with a conform-

ing use; that inasmuch as part of the site will be reserved for parking and storage of motor vehicles awaiting service, no parking problem will be created due to the type of business proposed; that all openings in the lot line walls will receive glass blocks so that adjoining premises cannot be affected; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7i to permit the building to be occupied for motor vehicle repairing, as proposed and as indicated on plans filed with this application, marked "Received September 21, 1953" (3 sheets), and under section 7h for a term of five (5) years, to permit the parking and storage of motor vehicles awaiting service, on condition that the building shall comply in all other respects with all requirements of the zoning resolution and the Building Code; that there shall be no windows or other openings in the rear or side lot lines to the north and west in the space proposed for welding; that any skylight in such room shall be located approximately 15 feet from the rear lot line; that the balance of the premises where not occupied for proposed building shall be paved with concrete or asphaltic paving; that there shall be erected on the side lot lines a woven wire fence of the chain link type with anchored steel posts, not less than 5 ft. 6 in. in height with substantial posts at the lot lines; that curb cuts may be as proposed, not more than 20 feet in width and not nearer than 5 feet to the side lot line as prolonged; that sidewalks surrounding the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained within the building as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and that a certificate of occupancy shall be obtained.

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and John Dalisa, owners.

SUBJECT—Application October 1, 1953 (decision of the borough superintendent), under sections 7b, 7c and 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles on plot.

PREMISES AFFECTED—35-29 31st street, east side, 275.2 ft. south of 35th avenue and 35-22 to 35-32 32nd street (Block 604, Lots 12, 34, 35, 36, 37 and part of Lots 13 and 14), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and John Dalisa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 31st street and 32nd street are in residence and business use, B area, class 1½ height districts; 35th avenue is in a business use, B area, class 1½ height district; and

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WHEREAS, the decision of the borough superintendent, dated September 14, 1953 acting on Alt. Applic. 1654-53, reads:

"1. Proposed parking of motor vehicles on a lot which is partly in a business use district and partly in a residence use district is contrary to Art. 2 Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot 39.08 ft. and 100.08 ft. frontage by 180.21 ft. in depth, irregular, on which are located a metal garage and two frame sheds, all to be demolished; that it is proposed to use the plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises which are the subject of this application, together with the remaining portions of lots 13 and 14, were the subject of an application to the City planning commission dated December 2, 1949, for approval of a public garage for 200 or more motor vehicles, which application was favorably reported upon by the City planning commission; that the resolution of approval was filed with the Board of Estimate on April 12, 1950 and became effective 30 days thereafter; that because of financing problems the proposed garage was never constructed and the owners seek this variance in order to park and store automobiles in the residential portion of the premises; that it is proposed to demolish existing structures on the premises, to construct a 10 ft. curb cut on 31st street and to utilize the more southerly of the two existing 10 ft. curb cuts on the 32nd street frontage; that the existing frame shed indicated in the northeasterly corner of the premises was originally used as a garage for which there is an existing curb cut no longer in use; that it is proposed to comply with all rules and regulations of the Department of housing and buildings relating to the use of vacant lands for the parking and storage of motor vehicles as modified or added to by any appropriate conditions and safeguards which may be imposed by the Board, should this application be approved; that on October 16, 1953 a copy of violation No. 3626 was received and a copy has been filed with this application; that a search of the records in the Register's office back to October 25, 1915, prior to zoning, shows the first conveyance of the property to have been made in one parcel by deed dated July 7, 1949 and subsequent conveyance in one parcel to the present owners by deed dated August 11, 1949; that as will be noted from the block diagram submitted, when read in conjunction with the zoning maps, lots 12 and 13 and the westerly 20 ft. of lots 34, 35, 36 and 37 are in a business use district and the easterly 80 ft. of the premises are in a residence use district; that the above statements are made to substantiate this application under section 7b; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, to permit the extension of the proposed parking use into the more restricted district for a term of five (5) years, for the parking and storage of motor vehicles of the pleasure car type only, as proposed and as indicated on plans filed with this application, marked "Received October 1, 1953" (3 sheets) and "February 10, 1954" (1 sheet), on condition that all buildings proposed to be removed from the premises shall be removed and the plot shall be leveled substantially to the grades of 31st and 32nd streets and shall be surfaced with clean gravel, steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, except for openings therein as shown on such plans; that all live trees on the premises shall remain and be properly protected against damage; that the curb cut

for entrance to 31st street shall be not over 15 feet in width and a similar curb cut may be maintained to 32nd street; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building of frame not over 100 sq. ft. in area and one story in height for use as an office and shelter for the operator; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence at either entrance, advertising only the parking and storage use, the rates charged and such other information as may be required by the commissioner of licenses; that such signs shall not extend beyond the building line, shall not be illuminated and shall not exceed 25 sq. ft. in area each; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

736-53-BZ

APPLICANT—Ralph E. Leff, for The Church of St. Elizabeth, owner.

SUBJECT—Application October 14, 1953 (decision of the borough superintendent), under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in the business use district portion of plot, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt portion of plot for a term of fifteen years.

PREMISES AFFECTED—4381-4387 Broadway and 710 West 187th street, northeast corner (Block 2180, Lots 309, 311 and 314), Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 187th street are in residence and business use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 13, 1953 acting on N.B. Applic. 110-53, reads:

"1. A gasoline service station, lubritorium, car wash, motor vehicle repairs & storage of motor vehicles on unbuilt portion of lot, located in a Business Use District, is contrary to Art. II, P. 4, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 204 ft. 4½ in. in depth, irregular, on which is located a church in the process of demolition; that it is proposed to erect a building 46 ft. 4 in. front by 30 ft. 8 in., one story, 23 ft. 5 in., of class 3 construction, to be used as an accessory building to proposed gasoline service station as lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; that it is further proposed to install eight 550-gallon gasoline tanks, four dispensing pumps, two curb cuts on Broadway and one fronting on West 187th street; and

WHEREAS, the applicant contends that Broadway is a principal traffic artery carrying a heavy volume of through traffic and the existing gas stations in the neighborhood are not now sufficient to meet the demands of the area; that existing conditions indicate that the granting of this applica-

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tion will not adversely affect the area; that the surrounding neighborhood on Broadway is replete with nonconforming uses such as garages, motor vehicle repair shops, automobile show rooms and used car lots; that immediately across the street on Broadway there is located a used car lot and warehouse, and the northwest corner of 186th street and Broadway contains a used car lot; that the easterly side of Broadway between 186th and 187th streets is devoted almost entirely to two public garages; that the neighborhood is in fact a fairly well developed business area, devoted substantially to uses with which the proposed use will be in harmony; that there is no demand whatsoever for the construction of residences along Broadway because the existing uses and the noise of traffic are not conducive to residential purposes, nor is there a demand for stores, inasmuch as there are already sufficient shopping facilities in the vicinity; that the property was formerly used for a parochial school but the school was gutted by fire some years ago and the structure is now in process of demolition; that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area and will be located only in the business district of the plot; that the gas station will face only on Broadway and there will be erected a 6 ft. brick wall separating the gas station from the residential portion of the plot to the west; that the proposed gas station will be constructed of limestone with pitched slate roof with approved parkway type pumps only; that it will provide an open area and will thus insure to owners of adjacent property, permanent light and air, which such properties would not derive from a large conforming structure; that the limitation of the term of the gas station use to 15 years will serve as a protection to the future of the neighborhood in the event its present character should change; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application should not be granted; and

WHEREAS, the committee found that there are ample stations for gas supply in the area and that the premises can be occupied for a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e, f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 110/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

759-53-BZ

APPLICANT—Ludwig P. Bono, for G. and H. Realty Corp., owner.

SUBJECT—Application October 19, 1953 (decision of the borough superintendent), under sections 21 and 19A (d) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a one story and cellar structure to be used as stores and bowling alley, using more than the area permitted and without the required loading platform (previously granted by the Board under Cal. No. 360-51-BZ, using more than area permitted—never built).

PREMISES AFFECTED—2106-2116 Starling avenue, southwest corner of Odell street (Block 3933, Lots 70-75, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution adopted July 1, 1952, under Cal. 360-51-BZ, reaffirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Starling avenue are in a retail use, D area, class 1 height district; Odell street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 14, 1953 acting on amendment to N.B. Applic. 18-51 and superseded by amendment to N.B. Applic. 18-51 dated January 15, 1954, reads:

"1. Proposed structure to be used for Bowling Alleys, storage, kitchen, bar & restaurant & office & boiler room in cellar, retail stores on 1st floor will occupy more than permitted area coverage of lot at curb level in a 'D' area district Art. IV Sec. 4(c) Zoning Resolution.

2. Provide loading space as per Sec. 19A(d) Zoning Resolution effective June 26, 1952."

and

WHEREAS, the applicant states that the premises consist of a plot, 161 ft. frontage by 105 ft. in depth, irregular, presently vacant except for foundations of demolished buildings; that it is proposed to erect a building 160 ft. 10 in. by 71 ft. 8 in. in depth, one story and cellar, 13 ft. in height, of class 3 construction, to be used as stores and bowling alley in cellar; and

WHEREAS, the applicant contends that the property was purchased by the present owner on December 15, 1948 for the definite purpose of erecting stores on the 1st floor, with the cellar occupying a 95 ft. depth, to be used for bowling alleys, toilets, storage, office, refreshment space and bar; that in order to comply with the New York State non-eviction laws then in effect, the owner acquired in June, 1949 a vacant plot with 201 ft. 8 in. frontage and 98 ft. depth on the east side of Purdy street, 203 ft. 4 in. south of Starling avenue (block 3935, lots 23, 26, 27, 28, 29 and 30), so that the six existing dwellings on the subject premises could be relocated; that three of the structures, of non-fireproof, class 3 construction, were moved after approvals of Alt. Applics. 496, 497 and 498 of 1949 by the Department of Housing and Buildings, and for the other three frame structures a variance was obtained on July 22, 1949 from the Board under Cal. 494-49-A; that due to prohibitive repair costs, two were subsequently demolished after new accommodations, plus financial compensations, were provided to the tenants; that the remaining frame structure was demolished in August 1952; that what was carefully planned in advance to be a quick and efficient operation turned into a seven-year loss of money dispersed into taxes, loan interests, additional cash investments (vacant lots on Odell street) and loss of revenue on demolished buildings; that this precarious financial situation was aggravated by increased cost of construction over preliminary estimates, particularly because of the new zoning requirements for an off-street loading berth over the cellar rear extension, never contemplated in the original planning; that this unforeseeable zoning amendment, which became effective June 26, 1952, six days prior to the granting of the variance by the Board on July 1, 1952 and for which no relief could be asked at that time since the new law was not in effect when applications were completed, creates now an unsurmountable financial problem; that the requested loading berth, supported by cellar columns over bowling alleys with uneconomical spans, fireproof construction and increased live loads for the whole 23 ft. by 161 ft. rear yard area, constitutes a severe hardship in this case since the requested parking berth, particularly on a corner lot, occurs within an unexcavated mandatory rear yard accessible from a side street; that the only possible future financial redemption of these premises, after 5 years of stagnation, is to use this property more extensively, namely, to provide bowling alleys in cellar and to extend the depth of the stores an additional 13 ft. 2 in., which width the permissible 58 ft. 6 in. depth will give a total store depth of 71 ft. 8 in., thus providing the indis-

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pensable rear storage space; that this extension, if granted, will still leave a rear yard depth of 23 ft. 4 in. at its east portion and 33 ft. 4 in. at its west portion; that in view of the costly commitments and in order to compensate for previous and existing losses incurred and reduce future expenses, the Board is requested to grant the additional 13 ft. 2 in. 1st floor rear extension and to waive the requirement for an off-street loading berth.

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* the resolution adopted on July 1, 1952, under Cal. 360-51-BZ, and reading as follows:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 of the zoning resolution, as to extension of area, to permit the erection of the building as proposed and as indicated on plans filed with this application marked 'Received April 25, 1952' 1 sheet, and 'April 30, 1952', 5 sheets, *on condition* that the building in all other respects complies with all laws, rules and regulations applicable thereto; that the rear portion of the one story building shall be entirely below grade; that there shall be no skylights in the roof over such extension in view of the proposed occupancy as a bowling alley; that ventilation of cellar shall be by mechanical means; that the exit stairway, without enclosure above grade, may be constructed, provided such exit is used only as an emergency exit; that the main entrances and exits to the bowling alley shall be from Starling avenue; that the bowling alley equipment shall be of the most modern type, designed to be as near noiseless as possible; that there shall be no signs erected along the side streets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto." (N.B. 18-51)

and does hereby *modify* the decision of the borough superintendent as to Objection 2, under Section 19A, subdivision d, to omit the required loading space in view of the occupancy of the building as now proposed and shown on plans filed with this Cal. No. 759-53-BZ, marked "Received October 19, 1953", 4 sheets and "January 6, 1954", 1 sheet, *on condition* that in all other respects the resolution adopted by the Board under Cal. 360-51-BZ on July 1, 1952, shall be complied with, based on the revised plans now presented under Cal. #759-53-BZ; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

255-43-A—Vol. II

APPLICANT—Myron A. Ellis, for Highview Realty Co., Inc., new owner (Rose Aaminsky, doing business as Hyland Nursing Home, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—28-53 216th street, north side, 477.32 ft. east of 38th avenue (Block 61019, Lot 1), Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Myron A. Ellis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 22, 1946, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 5, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1943, as *amended* by resolutions adopted through January 5, 1954, so as to record the new owner of the premises, as follows: Highview Realty Co., Inc., new owner; Rose Aaminsky, former owner, and Hyland Nursing Home, owner prior to Rose Aaminsky. (Alt. 1628/44)

254-49-A—Vol. II

APPLICANT—Louis Lieberman, for Dayton Properties, Inc., owner.

SUBJECT—Application reopened September 9, 1952 as vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1884 Marmion avenue, east side, 100 ft. north of East 176th street (basement and 1st floors); (Block 2959, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 26, 1951, acting on Alt. Applic. 1016/51, reads:

"1. Proposed extension of sanitorium, which is of Class IV construction, not permitted by Section 4.2.1 Building Code; is contrary to the approval of Board of Standards and Appeals resolution, Cal. No. 254-49-A."

and

WHEREAS, the applicant states that the building is 2 stories and basement, 28 ft. in height; 36 ft. front by 97 ft. in area at street floor; 36 ft. front by 50 ft. in area at typical floor; of Class 4 construction; erected 1906; located on a lot 47 ft. by 117 ft. in area, in a residence use, B area, district, and used and occupied since 1924—basement, boiler room, storage, office, kitchen and 3 beds, 5 persons; 1st floor, sanitorium, 36 persons; 2nd floor, dwelling, 1 family for caretaker; proposed to be used and occupied as follows: basement, heating, storage, 5 beds, office and kitchen, total 8 persons; 1st floor, sanitorium, 37 beds, total 42 persons; 2nd floor, dwelling, 1 family for caretaker; total occupancy—sanitorium 42 beds and 1 family dwelling; that the building is provided with one interior 2 ft. 10 in. wide iron stairs, unenclosed at the front of the building, leading to street, provided with a ladder and scuttle to roof and two exterior stairs leading to street and yard by stair; that windows and door openings on the course of the exterior stairs are not fireproof self-closing; and

WHEREAS, Certificate of Occupancy #7623 issued August 29, 1950, upon completion of work under Alt. Applic. 1002/48, and pursuant to resolution adopted by the Board under Cal.

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No. 254-49-A, Vol. I, permits the following use and occupancy, basement, 2 persons, heating, storage, office, kitchen and 1 ward (containing 2 bedrooms); 1st floor, sanitorium, 30 beds, total number of occupants 36 persons; 2nd floor, 1 family, caretaker; and

WHEREAS, the applicant states that the building is 38 ft. by 113 ft. in area, 2 stories and basement in height, of frame and masonry construction, constructed in 1906 as a frame residential building; that in 1924 a certificate of occupancy was issued permitting the use of the original structure as sanitorium with 5 beds; that in 1926 an extension to the building was completed involving a one story extension, and a partial certificate of occupancy issued in 1928 for 21 beds in the extension; that until 1948 the building was occupied as follows: basement, kitchen, heating and storage, nurse's bedroom and 2 single rooms for patients; 1st floor, sanitorium consisting of 9 private rooms (21 beds), 4 ward rooms each of which easily contain 4 beds and a doctor's office; 2nd floor, caretaker's apartment; that in 1949 an application was made for a certificate of occupancy for a reduced occupancy and was the subject of an appeal to the Board as the result of which a certificate of occupancy was issued in 1950 for the following uses; basement, kitchen, heating, storage, office, mortuary and ward room (3 beds); 1st floor, sanitorium, consisting of 9 private rooms in extension (17 beds); ward rooms (13 beds) dining room and sitting room; 2nd floor, caretaker's apartment; total sanitorium, 33 beds; that due to the expensive fixed operating costs such as minimum nursing, etc., it has become difficult to operate the sanitorium without increasing the number of patients and it is therefore proposed to change the occupancy to the following: basement, kitchen, heating, storage, office, mortuary, ward room (3 beds) private room (2 beds); 1st floor, sanitorium consisting of 9 private rooms in extension (21 beds) 5 ward rooms (16 persons) and combination dining room and sitting room; 2nd floor, caretaker's apartment, one family; total—sanitorium, 42 beds and one family; and

WHEREAS, the applicant contends that inasmuch as the basement floor is of masonry construction, the first floor frame portion of the building contains approximately 1400 sq. ft. and the frame walls have been covered with wire lath and cement plaster and brick veneer; that since the greater portion of the building is of fireproof construction, it is requested that the Board grant a variation to permit the increased occupancy in this Class 4 building for sanitorium purposes; and

WHEREAS, the Board is in receipt of a report from the General Inspector of the Department of Hospitals stating that the department will approve the increase in occupancy of the building to a total of 36 beds consisting of 3 on the basement story and 33 on the 1st floor, and enclosing a report dated November 19, 1952, from the Institutional Inspector, containing specific recommendations as to the occupancy of each room in the building; and

WHEREAS, a resolution was offered, to permit a modified use, based on the favorable report of the General Inspector of the Department of Hospitals; and

WHEREAS, the premises had been previously inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1016/51, Objection 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

739-52-A

APPLICANT—Irving Kudroff, for Samuel Hirsch, owner.
SUBJECT—Application October 20, 1952—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—209 East 2nd street and 15 Avenue B, southeast corner (Block 384, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1953, acting on Amend. to Alt. Applic. 2354/50, reads:

"4. Exits should comply with Sec. 271 of the Labor Law.

4. Required live load for factory use is 120 lbs. per sq. ft."

and

WHEREAS, the applicant states that the building is 7 stories, 75 ft. in height; 19 ft. 10½ in. front by 80 ft. in depth, of class 3 construction; erected 1909, on a lot 19 ft. 10½ in. front by 80 ft. in depth, now located in a business use, B area, class 1½ height district, and used and occupied since 1909: cellar, storage and boiler room, no persons; 1st floor, restaurant, 50 persons; 2nd floor, manufacturing, cosmetics, 7 persons; 3rd floor, manufacturing skirts, 6 persons; 4th floor, manufacturing lingerie, 2 persons; 5th floor, manufacturing fur novelties, 4 persons; 6th floor, manufacturing school bags, 4 persons; 7th floor, manufacturing dresses, 15 persons; no change in use or occupancy is now proposed; that the building is provided with one interior 36 in. wide steel stairs, with cement treads, primary enclosed in brick and proposed to be enclosed in partitions of wire lath and cement plaster, equipped with fireproof self-closing doors; that stair hall leads to street and is provided with ladder and scuttle to roof; that in addition there is one fire escape on the north side extending to street by ladder; that window and door openings on the course of the fire escape will be made fireproof self-closing; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, October 3, 1951, on a charge of violation of the Administrative Code, as cited in Viol. #3643 of 1949, issued by the Borough Superintendent January 23, 1952, for changing the use of the building to factory without obtaining a certificate of occupancy; and

WHEREAS, revised plans filed with this appeal indicate that the 2nd to 7th floors inclusive will be used as office, showrooms and factory, with the area used for manufacturing limited to 25% of the area of the building; and

WHEREAS, the applicant states that the building was erected under N. B. Applic. 95/09 as store and light factory and except for the 2nd floor has been so used since that time; that the 2nd floor was used as a dance floor from 1914 to 1919 and meeting rooms from 1919 to 1946 and as office, showroom and factory from 1946 to date; and

WHEREAS, the applicant states that there is a 3 ft. wide iron stairway with cement treads at the east end of the building, enclosed in masonry partitions in part and that any portion not so enclosed will be enclosed in fire retarded partitions of wire lath and cement mortar and the doors on the 3rd to 7th floors will be vestibuled in fire retarded partitions with fireproof self-closing doors opening out so as not to obstruct the stairway; that it is also proposed to replace the present fire escape which complied with regulations in force at the time the building was erected by installing a new 45 deg. fire escape with counter-balanced stairway to street and steps to sills and to provide fireproof windows and door on each story leading to such fire escape; and

WHEREAS, the applicant contends as to Objection 4, issued by the Borough Superintendent, that it would not be feasible to construct an additional interior stairway or fire tower as the building is only 19 ft. 10½ in. in width and extends the full depth of the lot; and

WHEREAS, the applicant contends as to Objection 5, issued by the Borough Superintendent, that under the calculations in use at the time the building was erected the floors were good for 120 lbs. per sq. ft. live load; that these floors now figure on the present basis as adequate for 75 lbs. live load; that there is no heavy machinery used and most of the work is of the needle trades requiring sewing machines; that it is proposed to continue the present use of the allowable 25% of the floor area of the 2nd to 7th floors for such manu-

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facturing as may be legally permitted in a business use district; that the number of occupants is small and the interior stairway alone is good for 28 persons per floor or 168 above the street floor, while there will never be more than half that number of occupants in the building and the actual floor load will be kept below the 75 lbs. now computed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. Applic. 2354/50, Objections 4 and 5, and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as shown on plans marked "Received January 7, 1954" (5 sheets) showing proposed conditions, as against similar plans marked "Received January 10, 1954" (5 sheets) showing present conditions; that the exits shall be maintained in accordance with such revised plans; that the enclosure and primary means of exit and doorways thereto shall be maintained as proposed, and to construct, as proposed, a new fire escape in place of existing fire escape with counterbalanced stair to street; that the occupancy of each floor shall be limited to that permitted for the primary means of exit; and as to Objection 5, that the liveload may be 75 pounds per superficial foot and so posted, provided the loading of such floor shall not exceed such loading of 75 pounds per superficial foot; that the building shall not be increased in height or area; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

532-53-A

APPLICANT—Leonard F. Rothkrug, for Miret Realty Corp., owner (Famous Trading Co., Inc., lessee).

SUBJECT—Appeal filed July 7, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2137-2139 86th street, north side, 240 ft. east of 21st avenue (Block 6347, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1953 on amendment as to Alt. Applic. 994/53, reads:

"3. Repeated—Two 3'-8" wide stairs leading directly to street without obstruction of cellar doors at sidewalk level are required from cellar area. Stair exits from cellar area as shown on plans violate Sec. C26-273.0 and Sec. C26-292.0."

and

WHEREAS, the applicant states the building is one story, 13 ft. 6 in. in height, 120 ft. front by 80 ft. in depth, of class 3 construction, erected 1926, located on a lot 120 ft. front by 100 ft. in depth, in a business use, C area, class 1 height district, and used and occupied since 1946; cellar, boiler room and storage; 1st floor, stores and restaurant, 120 persons, for which Certificate of Occupancy #115383 was issued October 11, 1946 upon completion of work under Alt. Applic. 980/35 and P.A. Applic. 269/43, and permitted the following use and occupancy: cellar—ordinary use; 1st floor—100 lb. live load—restaurant, 120 persons; and

WHEREAS, the applicant states that the building which was erected in 1926 is set back 10 ft. along 86th street and is occupied by several separate retail stores and a restaurant; that it is now proposed to enlarge the restaurant facilities

by adding one of the adjoining retail stores; that the restaurant is now 30 ft. front by 90 ft. irregular in depth and it is proposed to increase the restaurant area 12 ft. front by 90 ft. in depth on its westerly side, and to change the use of the cellar from boiler room and storage to boiler room, storage and food preparation, with a limitation of five persons, and to increase the number of occupants on the 1st floor to 215 persons; that it is also proposed to relocate the kitchen facilities to the rear of the new area so that they will be located behind the existing counter area; that the proposed food preparation to be conducted in the cellar will be limited to the existing bakery area and not more than five persons will be employed; that there is an existing interior 3 ft. wide stair from cellar to 1st floor on the easterly side of the building approximately 25 ft. from the front exit to 86th street; that this stairway is now used for to storage space and water closet facilities in conjunction with the restaurant; that there are two 3 ft. wide stairs from the cellar directly to the street at the front of the building having flush iron doors, and an existing exit to 86th street from the 1st floor of the new area; that it is proposed to construct an additional interior 3 ft. wide stairs from cellar to the proposed kitchen and it is further proposed that the flush iron doors will be made openable from the underside without lock and key; and

WHEREAS, the applicant states that Certificate of Occupancy #75492 issued April 8, 1935 provided for the use of this part of the building as a restaurant for 50 persons and such certificate was superseded by Certificate #115383 issued October 11, 1946 upon completion of an extensive alteration and renovation of the restaurant including an increase in area of the restaurant and permitted the use of the cellar for ordinary use and the 1st floor as a restaurant with an occupancy of 120 persons; and

WHEREAS, the applicant contends that in view of the foregoing it is requested that this application be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 994-53, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exit shall be maintained from the cellar as shown on revised plan marked "Received February 26, 1954" (2 sheets); that such portable firefighting appliances shall be installed as the Fire Commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

655-53-A

APPLICANT—21 East 8th Street Realty Corp., for The Trustees of Sailors Snug Harbor in the City of New York, owner.

SUBJECT—Application August 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 8th street, north side, 83.92 ft. west of University place (Block 566, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert H. Fraser and Daniel M. Brams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1953, on Alt. Applic. 926/53, reads:

"1. A fire escape as a secondary means of egress in a factory bldg. over fire stories high is not acceptable in accordance with Sect. 271 of the Labor Law.

Note: The Labor Law was amended subsequent to Resol. 872-27-S making outside fire escapes illegal means of egress in factory bldgs. over 5 stories high."

and

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WHEREAS, the applicant states that the building is 7 stories, 75 ft. in height, 25 ft. by 88 ft. 6 in. in area, Class 3 construction, erected in 1901 on a lot 25 ft. by 93 ft. 11 in. in area, in a residence use, C area, Class 1¼ height district; used and occupied since 1901; Cellar—kitchen, 6 persons; 1st floor—restaurant and dancing, 150 persons; 2nd floor—vacant; 3rd floor—manufacturing uniform hats, 17 persons; 4th floor—manufacturing silk screen prints and posters, 4 persons; 5th floor—vacant; 6th floor—manufacturing display fixtures and wire racks, 10 persons; 7th floor—manufacturing plaster ornaments, 11 persons; now proposed to be used and occupied as follows: Cellar—same; 1st floor—same; 2nd, 3rd and 4th floors—factory, 20 persons each floor; 5th, 6th and 7th floors—factory, 15 persons each floor. The building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained. There is one interior 3 ft. wide stairs enclosed in partitions of plaster and mesh on wood studs and brick masonry; stair doors are steel plate, self-closing; stairhall leads direct to street and to roof bulkhead; in addition there is one fire escape at rear, extending to roof by stair and to yard by stair, with egress from lower termination through adjoining premises; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation No. 4729/52 issued July 20, 1952, was for violation of Section 271 of the Labor Law in that all floors of the building are not provided with a legal second means of egress as required by law; and

WHEREAS, Certificate of Occupancy #5519 issued November 21, 1922 to an existing building describes the building as public and business classification and permits the following use and occupancy: Cellar—kitchen, 6 persons; 1st floor—restaurant and dancing, 150 persons; 2nd to 7th floors—factory, 30 persons each floor; and

WHEREAS, the applicant states this is an application for variation of the requirements of Section 271 of the Labor Law; and

WHEREAS, the applicant contends that since erection under N.B. 1561/01 the building has had a continuous use as a factory on the upper six stories, pursuant to Certificate of Occupancy 5519/22 and a variance granted by the Board under Cal. No. 872-27-S relative to the rear egress; and that the building has had a continuous use for the ground floor for restaurant and dancing as approved under the same certificate of occupancy and P.A. Application #5-1943; and

WHEREAS, the applicant further contends that the existing uses are not hazardous; that the present fire escape is superior to one complying with the requirements in that it has approximately only 7-inch risers with 8-inch treads and enclosing railings throughout 5 feet in height; that due to the narrow building width and heavy masonry walls, the building has a net work space of approximately 1550 sq. ft. per floor; that the installation of a second interior stair would infringe on the net work space to the extent of approximately 15% and would constitute an unnecessary hardship on the lessees and the owner; that due to the size limitations of the rear yard and the story heights it is physically impossible to install an exterior stairway of proper dimensions; that the same surrounding conditions exist now as existed at the time of acceptance of the egress by the Board in 1927; that by written agreement between the applicant and present tenant of premises 20 East 9th street, directly to the north, the occupants of 21 East 8th street are permitted egress through the yard of said building directly to the north, which agreement is on file and has been approved by the Fire Commissioner; and

WHEREAS, the applicant further contends that there will continue to be but one tenant on each floor of the building; that each of the present tenants employs only a minimum number of persons far less than the number permitted by the certificate of occupancy; that the tenants to whom it is proposed to rent the vacant floors will also employ only a minimum number of persons; that the certificate of occupancy presently permits 30 persons on each floor above the first; that in view of the minimum number of persons now

employed on each floor and the policy of the applicant to restrict the number of persons on each floor, the applicant will consent to a reduction of the total number of employees on the upper six floors and it is therefore requested that the Board permit the existing fire escape to remain as previously accepted by the Board for use as a secondary means of egress; and

WHEREAS, under Cal. No. 872-27-S the Board modified Item I of Order #23176 LC issued by the Fire Commissioner June 20, 1927, requiring a fireproof passageway from the lower termination of the rear fire escape, on condition that an opening in the fence unfastened be maintained to the yard of adjoining premises in the rear, also an opening unfastened maintained in the fence to the west embracing 8 buildings with egress through any and all of the same through East 8th street and East 9th street, and granted only so long as conditions as to occupancy and use remained substantially unchanged.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 926/53, Objection 1, and that the appeal be and it hereby is granted, to permit the existing exits from the building, as indicated on plans filed with this appeal, marked "Received August 11, 1953" (3 sheets) and "February 8, 1954" (5 sheets) and to permit the exit from the rear fire escape across the adjoining premises as permitted by owner of said premises as per letter filed with this Board marked "Received February 24, 1954."

661-53-A

APPLICANT—David N. Cybul, for Estate of S. Klein, Aaron Simon, Executor, owner (S. Klein on the Square, Inc., lessee).

SUBJECT—Application August 26, 1953—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—100-102 East 15th street and 14-18 Union Square East, northeast corner (Block 870, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: David N. Cybul and Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1953, on amendment as to Alt. Applic. 404/53, reads:

"2. Proposed commercial occupancy in a Class III nonfireproof building above the 4th story is contrary to section 4.2.1 of the B.C."

and

WHEREAS, the applicant states that the building is 6 stories, 78 ft. in height, 95 ft. by 123 ft. by 60 ft. irregular in area, of Class 3 construction, erected in 1881, in a retail use, B area, Class 2 height district; used and occupied since 1948; Cellar—storage and boiler room, 200 persons; 1st floor—store and hotel lobby, 500 persons; 2nd to 6th floors, inclusive—hotel, 20 rooms on each of the 2nd, 3rd, 4th floors and 22 rooms on the 5th floor and 25 rooms on the 6th floor; proposed to be used and occupied upon completion of alteration as follows: Cellar—same; 1st floor—store, 500 persons; 2nd floor—lounge and locker room, 200 persons; 3rd floor, office and storage, 35 persons; 4th, 5th and 6th floors—offices, 45 persons on the 4th, 58 on the 5th and 24 on the 6th. The building is equipped with an approved standpipe system and an approved 2-source sprinkler system. There are two 3 ft. 10 in. and 3 ft. 8 in. wide steel stairs, enclosed with fireproof partitions, equipped with fireproof self-closing doors, extend-

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ing to roof bulkhead; and two fire escapes on E. 15th street front, extending to roof by stair and to street by ladder; window and door openings on course of same are not fire proof, self-closing; and

WHEREAS, Certificate of Occupancy #84542 issued upon completion of Alt. App. 514/47 classifies the building as an heretofore erected existing Class B hotel of nonfireproof construction and permits the existing use and occupancy; and

WHEREAS, the applicant states that the building was erected in 1881 and used and occupied since as a residential Class B hotel; that it is now proposed to alter the building and change the use to commercial purposes in conjunction with the adjoining structure presently owned and occupied by the same lessee, S. Klein On the Square, Inc.; that the building is equipped with a sprinkler system approved by the Fire Department September 15, 1948, a fire alarm system approved by the Fire Department August 5, 1948, and a watchman's time detector approved by the Fire Department August 5, 1948; and

WHEREAS, the applicant contends that the proposed number of occupants will be well within the stair capacity, based on the present administrative code provisions; that the proposed extensive alteration of the existing hotel building will provide necessary department store administrative office space on the upper four floors and additional sales area on the 2nd floor; that the two existing multiple dwelling law type fire escapes on the East 15th street front will be maintained; that in addition the present interior open stairs will be completely enclosed with 1-hour fire-resistive partitions, equipped with $\frac{3}{4}$ -hour fire test fireproof enclosing doors, and a new fireproof enclosed stairway will be constructed on the 4th, 5th and 6th floors of the hotel building; this new stairway will be made continuous with the existing fireproof enclosed stairway in the northerly wing of the adjoining structure; that the new stairway will also exit on to the 4th floor office area of the converted hotel building; through a 3 ft. 8 in. by 7 ft. opening, protected with a 3-hour fire test self-closing door; that from this area it is proposed to have an opening in the dividing wall between the hotel building and the easterly wing of the adjoining building 7 ft. in width by 8 ft. in height, protected by 3-hour test automatic sliding door with fusible link capable of being activated from either side of the wall; that the two adjoining buildings operated conjunctively by S. Klein On the Square, Inc. as a retail department store are fully sprinklered throughout; that there will be an opening in the dividing wall of the 3rd floor leading from the employees' lounge to the adjoining building protected as on the 4th floor and in addition there will be another exit leading to the existing fireproof stairway of the northerly wing of the adjoining building 3 ft. 8 in. by 7 ft. protected by 3-hour test fireproof self-closing door; that the occupancy of the 2nd floor will be changed to allow for additional retail sales area; that there will be two new 7 ft. by 8 ft. openings in the dividing wall between the hotel building and the easterly wing of the adjoining building protected by approved 3-hour test fireproof self-closing overhead rolling door assemblies; that one of the openings will lead to the mezzanine floor of the adjoining structure, the other to the 3rd floor of such adjoining structure; that there will be a new steel stairway from the 2nd floor area 8 ft. wide protected by an approved 3-hour test overhead rolling door assembly, leading to the northerly wing of the adjoining building; that in addition, there will be an exit to the existing fireproof stairway in the adjoining building to a new stair enclosed 3-hour fire-resistive partition, protected with $1\frac{1}{2}$ hour fire test self-closing door on one side and a $1\frac{1}{2}$ hour test sliding door on the other side; that it is believed that with the improved exit facilities and the fact that building will only be used in the daytime, whereas it is now a hotel building, there will be reduction in the fire hazard and it is therefore requested that the Board grant this appeal; and

WHEREAS, the applicant states that under sprinkler and standpipe application #985/53, the existing multiple dwelling type system will be replaced by a new 3-source sprinkler system throughout; and

WHEREAS, the applicant states that the Alteration Application was approved by the Borough Superintendent for occupancy of the first four floors only and upon amendment filed July 16, 1953, proposing to occupy the 5th and 6th floors as office area the decision herein appealed was issued; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 404/53, Objection 2, be and it hereby is *granted on condition* that the building shall be occupied only as proposed and only for office work above the fourth floor and shall be maintained in accordance with plans filed with this appeal marked "Received August 26, 1953" (9 sheets) showing existing conditions and "Received November 25, 1953" (19 sheets) showing proposed conditions and "Received December 30, 1953" (9 sheets); that all openings into the adjoining cellar space shall be as proposed with self-closing fireproof doors; that all windows on interior shafts at all floors shall be fitted with approved fireproof self-closing windows glazed with wire glass; that the sprinkler system throughout the building shall be installed and maintained in accordance with requirements therefor and to the satisfaction of the Fire Commissioner; that the sprinkler system shall be connected to fire headquarters through an approved central station; that the building shall also be equipped with a fire alarm system; that the building shall not be increased in height or area; that in all other respects it shall comply with all laws, rules and regulations applicable thereto.

675-53-A

APPLICANT—R. L. Beaird, for Frank G. Shattuck, lessee (May Patterson, Mary S. Nutting and Estate of Agnes Nutting Ladd, owners).

SUBJECT—Application September 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fulton street and 1-15 Smith street, southeast corner (Block 155, Lots 10 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert L. Beaird.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #47329-LC, issued by the Fire Commissioner February 9, 1953, and referred to in a decision of the Fire Commissioner dated August 27, 1953, reads:

"Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Discontinue use of the direct refrigeration system above the 1st floor

OR

2. Submit evidence that the Board of Standards and Appeals, has no objection to the use of the Hartford Automatic direct refrigeration ammonia unit under conditions of multiple tenancy which violates the conditions in original Board of Standards and Appeals resolution 104/30, of December 16, 1930."

and

WHEREAS, the applicant states that the building is 1 and 3 stories, 42 ft. in height; 75 ft. by 150 ft. in area, of Class 3 construction; erected 1925; located on a lot 75 ft. by 150 ft. in area, in a restricted retail use, B area, Class 2 height district, and used and occupied since 1927: cellar, kitchen, stockroom and lockers, 175 persons; 1st floor, stores and restaurant, 350 persons; mezzanine, restaurant, 200 persons; 2nd floor, bakery, dance school and lockers, 100 persons; 3rd

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floor, dentist's office and dance school, 100 persons; no change in use or occupancy is now proposed; that the building is provided with two interior stairs, and two fire towers; 3 ft. 9 in. wide, of fireproof construction, equipped with self-closing doors and leading direct to street and to roof bulkhead; and

WHEREAS, Certificate of Occupancy #126591, issued to 384-388, displ. 384-392 Fulton street, southeast corner of Smith street and 1-15 Smith street (Block 155, Lots 10 and 12), upon completion of Alt. 1271/45, permits the following use and occupancy: cellar, kitchen, storage, locker, repair and refrigerator room, 175 persons; 1st floor, restaurant and stores, 350 persons; mezzanine, restaurant, 200 persons; 2nd floor, dance studios, offices, bakery, employees dining rooms and locker rooms; 3rd floor, dance studios and offices, 100 persons; and

WHEREAS, the applicant states that the order appears to be due to an incorrect description of the premises by the party who represented the owner in 1930 under Cal. No. 104-30-A; that the building at no time was in single tenancy; that the building has always been occupied by store tenants and that there was a tenant on the 2nd floor; that the 3rd floor in 1930 was vacant; and

WHEREAS, the applicant contends that the only direct refrigeration above the 1st floor is a low pressure ammonia system used on the refrigeration system of one walk-in refrigerator in the bakery at the rear of the 2nd floor, with the expansion valve in the basement, so that no high pressure ammonia is on the 2nd floor; that all high pressure ammonia is confined to the basement area; that the 2nd floor space occupied by the Shattuck Company is separated from the space of the tenant, Arthur Murray, by terra cotta and cement block partitions; that the space in which the refrigerator is installed is ventilated by mechanical ventilation, and also has a multiple of windows; that there are two interior exit stairways from the roof to the 1st floor and street; that the entire plant is under the constant care of a licensed engineer and kept in perfect mechanical condition; that in view of these facts, it is felt that the building being of multiple tenancy is not hazardous, and it is therefore requested that the Board amend the resolution adopted under Cal. No. 104-30-A so as to permit the operation of the Hardford Automatic refrigerating compressor with multiple tenancy in the building; and

WHEREAS, the premises was inspected by a Committee of the Board.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #47329-LC be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the direct system of refrigeration above the first floor, *on condition* that the system shall be maintained to the satisfaction of the Fire Commissioner and that in all other respects the systems within the building shall be maintained in accordance with all requirements therefor and to the satisfaction of the Fire Commissioner.

783-53-A

APPLICANT—Philip Freshman, for Aurora Undergarment Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2582-2586 Atlantic avenue, south side, 40 ft. 11½ in. west of Georgia avenue (2nd floor); (Block 3684, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 1, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1953, by adding thereto:

"that in the event the owner desires to construct a vestibule for the exit to Atlantic avenue from the first floor, as shown on revised plan marked 'Received February 5, 1954' and as passed on by the Borough Superintendent under amendment to Alt. Applic. 863/53, dated February 2, 1954, Objection 4, such change may be permitted, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with."

865-53-A

APPLICANT—Ralph E. Leff, for Bedford Associated, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21-02 to 21-24 43rd avenue, south side, from 21st to 22nd streets, 21-01 to 21-17 21st street and 21-02 to 21-18 22nd street (3rd floor); (Block 441, Lot 16), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1953 on amendment to Alt. Applic. 2167/52, reads:

"1. Provide standpipe as required 16.1.1;"

and

WHEREAS, the applicant states the building is 3 stories, 46 ft. in height, 254 ft. 9 in. by 175 ft. in area, of fireproof construction, erected 1920, located in an unrestricted use, B area, class 1½ height district and used and occupied since 1920; cellar, boiler room; 1st, 2nd and 3rd floors, factory, 216 persons on the 1st, 275 on the 2nd and 76 persons on the 3rd, and proposed to be used and occupied as follows: cellar, boiler room; 1st floor, factory—225 persons; 2nd floor, factory—240 persons; 3rd floor, factory and caretaker's apartment—380 persons; that the building is provided with a 2-source sprinkler system, an approved interior fire alarm system; that there are four 3 ft. 8 in. wide interior reenforced concrete stairs, enclosed in 4 in. T.C. block equipped with metal self-closing doors; that one stairs leads to roof bulkhead and 3 scuttles are provided to roof; and

WHEREAS, Certificate of Occupancy #Q-26772 issued July 9, 1942 against N.B. 3454/19 permits the present use and occupancy and contains a note that the Fire Department approval of sprinkler was obtained July 9, 1942; and

WHEREAS, the applicant states that the building is now being altered to provide an additional freight elevator and off-street loading bay on the 22nd street side and the 3rd floor is being extended in area by the erection of an additional 22,765 sq. ft. over the unoccupied roof of the existing 2nd floor; that all construction will be of class 1 construction; that the building is now equipped with an approved two source sprinkler system and this sprinkler system is being extended to all areas being added under this alteration application; and

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WHEREAS, the applicant contends that the building was erected prior to January 1, 1938 and is not being increased in height; that the building is used for light manufacturing purposes of a non-hazardous nature; that inasmuch as the building is of class 1 construction throughout and is equipped with a two-source wet sprinkler system and an approved fire alarm system, it is requested that permission be granted to omit the installation of a standpipe system.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 2167/52, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the omission of the standpipe, *on condition* that the building shall not be increased further in area than as proposed and as indicated on plans filed with this appeal, marked "Received November 30, 1953" (7 sheets) showing existing conditions; that the building shall otherwise be maintained in accordance with requirements therefor and to the satisfaction of the administrative official and shall be connected with fire headquarters through a central station; that the fire alarm system shall be maintained in accordance with the requirements therefor; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

874-53-A

APPLICANT—Samuel Rosenblum, for Freed Transformer Co., Inc., owner.

SUBJECT—Application December 10, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1715 Weirfield street, north side, 74 ft. east of Cypress avenue (Block 3561, Lot 1), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1953 on Misc. Applic. 1084/53, reads:

"1. Provide a sprinkler system having two (2) automatic sources as required by Sec. 4.2.1 and Sec. 15.36 B.C. re Alt. 2592-52."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 19 ft. and 36 ft. 2 in. in height, 254 ft. 6 in. by 100 ft. in area, of class 3 construction, erected 1911, used and occupied since July 1953 for the manufacture of transformers on the 1st floor—150 persons and on the 2nd floor, office and manufacturing transformers—25 persons; that no change in use or occupancy is now proposed; that the building is equipped with a one-source sprinkler system throughout; that there are two 44 in. wide interior fireproof stairs leading direct to street but not to roof; and

WHEREAS, the applicant states that this appeal is from a requirement of the Borough Superintendent that the building be provided with a 2-source sprinkler system due to the non-fireproof construction; and

WHEREAS, the applicant contends that the rear portion of building B, having an area of approximately 33 ft. by 113 ft. is the only portion of non-fireproof construction and that this portion is of Class III construction; that a sprinkler system is being installed throughout the building connected to the city main which has a pressure of 50 lbs. per sq. in.; that this connection will be 4 in. to a 6 in. city main with 4 by 6 increaser; that the total number of heads will be 358; that the building is divided into separate fire areas; that the sprinkler installation will comply in all respects with the requirements of the Administrative Code except for the second source of supply; and

WHEREAS, the applicant contends that if the building were fireproof throughout, no sprinkler of any type would be required and the Board is therefore requested to permit the installation of a one-source sprinkler system in view of the fact that the greater portion of the building is fireproof.

Resolved, that the decision of the Borough Superintendent, acting on Misc. Applic. 1084/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit in lieu of a two-source automatic sprinkler system, a one-source system throughout the building, as proposed and shown on plans filed with this appeal marked "Received December 10, 1953" (2 sheets), *on condition* that the building shall not be increased in height or area; that any openings in the division walls as shown separating into fire areas shall be fitted with automatic self-closing fire doors; that the one-source sprinkler system shall comply with all requirements therefor and have connection with fire headquarters through an approved central station; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

29-54-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Co., owner.

SUBJECT—Application January 15, 1954—filed pursuant to section 35, General City Law re construction of part of tank in bed of a mapped street (Duck street) as cited in a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Block bounded by Paidge avenue, Whale Creek Canal, Newtown Creek and Duck street (Block 2501, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Charles Pekus, Dept. of Marine and Aviation.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Not voting: Commissioner Kleinert 1
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Marine and Aviation dated December 17, 1953, on Applic. #44906, reads:

"Permit will not be issued until the following objections are removed:

Construction of part of tank, concrete mat on piles and crib retaining wall is within the bed of a mapped street (Duck street), which is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 260.19 ft. by 434.78 ft. and 442.52 ft. in area; located in an unrestricted use, A area, Class II height district, upon which it is proposed to erect a fuel oil storage tank having a capacity of 4,000,000 gallons, concrete mat, pile foundation, crib retaining walls, earth fill, oil and foam piping, yard hydrant system, and foam and boiler house; and

WHEREAS, the applicant states that the mapped street extends from the north side of Paidge avenue, a distance of 444 ft. to the southerly side of Newtown Creek and is shown to have a width of 60 ft. on the city map; that this street is not legally or physically opened and the city has not vested title in the land necessary for any street opening; and

WHEREAS, the applicant states that the present owner purchased the property on December 21, 1950, running to the Center line of Duck street, as shown on the city map; that a petition has been filed with the City Planning Commission for removal of Duck street from the city map; and

WHEREAS, the applicant states that it is proposed to erect a 9 compartment, 4,000,000 gallon steel storage tank for Nos. 2, 4, and 6 fuel oil and the necessary reinforced concrete mat and pile foundation, earth enclosure and crib retaining

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walls and to erect a combination foam and boiler house and to install a yard hydrant system and to grade and to pave the entire plot; and

WHEREAS, the applicant states that the steel tanks will be 122 ft. by 200 ft. x 22 ft. in height and will extend into Duck street for a distance of 7 ft. and the earth enclosure together with the crib retaining walls will extend an additional 23 ft. into said mapped street; and

WHEREAS, the applicant states that Permit #46331 was obtained from the Department of Marine and Aviation on December 28, 1953, and includes the Fire Department approval for the proposed work; that work under this permit is limited to the land to the east side of Duck street and does not include the 30 ft. parcel extending to the center line of Duck street; and

WHEREAS, the applicant states that construction work is now under way and piles are being driven; and

WHEREAS, the applicant contends that plant expansion and consolidation of the fuel oil storage plant and gasoline plant on the southerly side of Paidge avenue require the acquisition of this additional property; and

WHEREAS, the applicant states that Fire Department regulations require certain spaces between storage tanks and a boiler or foam house and it is necessary in order to conform with Code requirements that the 30 ft. strip extending into the bed of Duck street be utilized in the proper planning of this project; and

WHEREAS, the applicant states that he has been informed by the Office of the Borough President that Duck street was mapped about 1905 and that in all likelihood the city will never vest title to the land as witnessed by the removing from the city map of Bryant and Setauket streets which were immediately to the west and had the same characteristics as Duck street; that the removal of these two mapped streets from the city map was in conjunction with the plant expansion of the Williamsburg Iron and Steel Works.

Resolved, that the appeal be and it hereby is *granted*, under the powers vested in the Board under Section 35 of the General City Law, to permit the erection of the proposed oil storage tank within the bed of the mapped street proposed to be removed from the city map, *on condition* that in the event the street is not removed from the map and it is proposed to construct such street, the company shall remove any encroachments within the said area *on condition* that in all other respects, the installation shall comply with the Oil Burner Rules and all other laws and rules applicable.

343-50-A

APPLICANT—Mergenthaler Linotype Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—1-57 Hall street; 2-60 Ryerson street; 15-49 Ryerson street and 313-299 Park avenue (Blocks 1867 and 1877, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Otto F. Maehr and John Sottele.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure to consider amendment as to smoking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

758-49-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Albert Ginsberg and Selter Holding Corp., owners.

SUBJECT—Application reopened September 22, 1953 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); (Block 205, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 3, 1953, on amendment as to Alt. Applic. 2038/47, reads:

"13. Proposed change of use of 5th & 6th floors from conjunctive uses of mailing, storage & shipping of second hand clothes and office to meeting room and offices on the 5th floor with 65 persons and mfg. of clothes on the 6th floor with 32 persons is not in accordance with B. S. & A. Resol. 758-49-A. 13. Denied.

14. The means of egress from the 5th & 6th floors shall conform to Sect. 271 L.L. for 65 persons. 14. Denied.

15. The floor constr. of the 5th & 6th floors must be sufficient to sustain 100 #/0' and 120 #/0' respectively—1.3.2.3 B.C. 15.

16. The proposed new public and commercial use of the 5th fl. and commercial use on the 6th fl. do not comply with tabular ht. for Cl. 3 bldg. and require fireproof construction of entire bldg."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

534-53-A

APPLICANT—Daniel J. Rice, for Board of Education, City of New York, owner.

SUBJECT—Application July 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—660 West 236th street, south side, block bounded by West 235th street, north side, Douglas avenue, east side, and Independence avenue, west side (P. S. 24); (Block 3412, part of Lot 193), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1953 as to N.B. 1400/51, reads:

"Request denied.

Section 14.1.13 BC c. 261206.0AC includes primary water supply to steam boilers as part of plumbing system. Also Dept. memo #62 dated Feb. 24, 1941, re interpretation of above section."

and

WHEREAS, the applicant requested withdrawal of this appeal without prejudice.

Resolved, that this appeal be and it hereby is *withdrawn*.

563-53-A

APPLICANT—Associated Rubber and Plastic Corp., lessee (Francis McConnell, owner).

SUBJECT—Application July 24, 1953—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—255 East 144th street, north side, 115.38 ft. west of Morris avenue (Block 2335, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: R. L. Sapiro.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice for the purpose of proposing methods as to fire safety.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #96394-LC, issued by the Fire Commissioner June 24, 1953, reads:

"Paints, lacquers, etc.

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Provide a room or building for the storage of spraying or dipping materials in excess of 200 gallons. Same shall be constructed in accordance with rules 4.2.1 and 6.1.3 of the Spray Rules. Plans shall be filed with the Department of Housing and Buildings, and approved copy of such plans shall be filed with the Division of Combustibles."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn* without prejudice.

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

APPEARANCES—None.

For Administration, Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 2 P. M. for inspection and decision.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. X. C. Weinberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 2 P. M. for inspection and decision; hearing closed.

1187-23-BZ—Vol. II

APPLICANT—Kaplan and Kaplan, for Spitzer Electric Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the addition of a motor vehicle

repair shop to garage for more than five motor vehicles.

PREMISES AFFECTED—523-527 East 80th street, north side, 223 ft. west of East End avenue (Block 1577, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Kaplan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Appeal reopened, term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 27, 1923, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1949; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution" (Alt. 1915/48).

93-33-BZ—Vol. III

APPLICANT—Glabman and Rubenstein, for 240 Atlantic, Inc., owner (Esso Standard Oil Co., lessee).

SUBJECT—Application for consideration—reopening and approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicles repair shop; and permitting the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—240-250 Atlantic avenue and 80-88 Boerum place, southwest corner (Block 278, Lots 35, 36, 37, 38 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Haydon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, by adding thereto the following:

"that working drawings marked 'Received December 24, 1953' (2 sheets) are hereby *approved* as being in substantial compliance with the requirements of the resolution adopted on October 27, 1953." (N.B. 405/53)

MINUTES

389-37-BZ

APPLICANT—Philip L. Wiener, for William Allen, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-08 to 31-12 45th street, 44-09 Newtown road and 44-16 31st avenue, south side, 5.4 ft. west of 45th street (Block 710, Lots 5, 20, 21 and 22). Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Philip L. Wiener.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this applicaiton was granted by the Board on April 5, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 26, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 5, 1938, as thereafter *amended* by resolutions adopted through February 26, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit... that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution." (Misc. app. 4868/40)

150-38-BZ—Vol. IV

APPLICANT—Larry Meltzer, for Arthur Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of an automobile laundry conducted as the principal business, and permitting the parking of more than five motor vehicles.

PREMISES AFFECTED—4299-4303 Broadway, west side, 112.88 ft. south of West 184th street (Block 2180, Lots 107 and 108), Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on June 17, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does *amend* the resolution adopted on June 17, 1952, only so far as it refers to signs, by adding thereto:

"that irrespective of the requirements hereinbefore stated in above cited resolution, signs may be maintained as indicated on revised plan marked 'Received January 11, 1954' (1 sheet), *on condition* that all other signs over and above the signs herein permitted whether on the building, the premises or walls of adjacent buildings shall be removed and only such signs shall be maintained as are indicated on such plan marked 'Received January 11, 1954'; and that in all other respects the requirements of the resolution adopted June 17, 1952 shall be complied with." (N.B. 1/52)

1071-40-BZ—Vol. II

APPLICANT—John J. McNamara, for Interchemical Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district for a term of years, the additional use of a 1-story building for the storage of chemicals used in abutting factory and also private parking of more than five motor vehicles for customers and employees of Interchemical Corp., and its subsidiaries.

PREMISES AFFECTED—428 West 45th street, south side, 400 ft. east of 10th avenue (Block 1054, Lot 48), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1941, on certain conditions; and

WHEREAS, the resolution was amended on April 25, 1944; and

WHEREAS, the term of variance was extended from time to time and last extended on May 3, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as thereafter *amended* by resolutions adopted through May 3, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (NB 4/44).

589-41-BZ—Vol. II

APPLICANT—Max Horn, for Samuel Benerofe, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

MINUTES

PREMISES AFFECTED—127-141 Beach 29th street, southwest corner of Lewmay road and 130-138 Beach 30th street (Block 301, Lots 18, 31 and part of Lot 22), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 13, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 14, 1948; and

WHEREAS, the term of variance was extended on April 25, 1950 and March 25, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948, as amended by resolutions adopted through March 25, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained within three (3) months from the date of this *amended* resolution." (Misc. 1696/47)

1023-41-BZ

APPLICANT—Max Horn, for St. George's Church, owner (Harry Zeitlin, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—162 Beach 110th street, northeast corner of Ocean promenade (Block 654, Lot 42), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on March 18, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1942, as thereafter *amended* by resolutions adopted through March 18, 1952, only as far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended*

resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that all permits required and a new certificate of occupancy shall be obtained within two (2) months from the date of this *amended* resolution." (Misc. 9941/41)

736-49-BZ

APPLICANT—Robert Gottlieb, for Bernard Plains Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building (stores) using more than the area permitted.

PREMISES AFFECTED—2151-2159 White Plains road, west side, 112.46 ft. north of Lydig avenue (Block 4317, Lot 69), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Julius Spring.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 13, 1949, by adding thereto the following:

"that in view of the reduction in the area of the extension so as to enlarge the yard space, as shown on plans filed with this request for amendment marked 'Received February 10, 1954' (1 sheet), prior requirements that such space be paved and connected to the sewer need not be complied with, provided the requirements of the above resolution are complied with in all other respects." (Alt. 688/49)

510-51-BZ

APPLICANT—Lama, Proskauer and Prober, for David Sokoloff, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolutions, permitting in a residence use district, C area, the extension to existing business building, using more than the area permitted, without the required rear yard and without the required loading platform.

PREMISES AFFECTED—196-218 Kosciuszko street, south side, 125 ft. west of Tompkins avenue (Block 1785, Lots 20, 21 and 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1952, on certain conditions; and

WHEREAS, the resolution was amended on July 8, 1952; and

MINUTES

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 5, 1952, as thereafter *amended* by resolutions adopted through February 25, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and construction is about 95% complete, that all permits, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this amended resolution" (Alt. 1151/51).

807-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bertha Schwartz, owner.

SUBJECT—Application for consideration—reopening and approval of revised working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot; all for a term of years.

PREMISES AFFECTED—140-20 Farmers boulevard and 174-25 to 174-33 142nd avenue, northwest corner (Block 12592, Lot 315), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, working drawings submitted as being in substantial compliance with the Board's requirements, were approved on June 2, 1953; and

WHEREAS, the applicant submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1953, and approve revised working drawings, in substitution of drawings previously approved marked "Received June 2, 1953" (3 sheets) showing reduced size of building and change as to walls in connection with the lot lines and to reduce the number of 550 gallon tanks from ten to eight. (N.B. 6211/52)

326-53-BZ

APPLICANT—Ludwig Bono, for Emil Fabrello, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and oil selling station, lubrication, motor vehicle repairs and office.

PREMISES AFFECTED—1975 White Plains road, northwest corner of Sagamore street (Block 4256, Lot 51), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on December 22, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1953, only so far as it refers to the greasing equipment, so that this portion of the resolution shall read:

"that the greasing equipment may be of the type as indicated within the accessory building and where greasing pit is proposed, such greasing pit shall be equipped with an exhaust fan located in the pit exhausting through a duct above the roof" (NB 1363/52).

393-53-BZ

APPLICANT—Gabriel Nathan, for Philipeter Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the demolition of buildings on existing gasoline service station, motor vehicle repairs, car washing, stores and dwellings, and the reconstruction of gasoline service station to include lubritorium, car wash, motor vehicle repairs and office.

PREMISES AFFECTED—1001-1009 Beach 21st street and 2102-2110 Cornaga avenue, northwest corner (Block 214, Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working plans approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working plans marked "Received January 20, 1954" (4 sheets) as being in substantial compliance with the requirements of the resolution adopted December 22, 1953, *on condition* that the sign shown at the intersection shall be removed and restored within the lot line in the event the street is widened; that all buildings and uses shall be removed and the premises shall be arranged substantially as indicated on such working drawings; that the accessory building shall have no cellar and shall in all other respects comply with the requirements of the Building Code; that curb cuts shall be located as shown on such working drawings; that pumps shall be of approved type and erected not nearer than 10 feet to the street building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that motor vehicle repairing may be continued as previously permitted. (Alt. 2510/51)

MINUTES

430-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Roth, owner.

SUBJECT—Application for consideration—reopening and approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning application, permitting in a retail use district the reconstruction and extension of existing gasoline service station to include lubritorium, auto laundry (non-automatic), motor vehicle repairs, storage and sale of accessories, and office; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—160-05 to 160-19 46th avenue and 48-82 to 48-90 161st street, northwest corner (Block 5439, Lot 91), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on December 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 22, 1953, and approve working drawings marked "Received December 22, 1953" (3 sheets) as in substantial compliance with the aforesaid resolution (NB 1855/53).

559-53-BZ

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., Sadie Cohen and Rebecca Greenwald, owners.

SUBJECT—Application for consideration—reopening and approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district the reconstruction of existing gasoline service station by the alteration of existing building used for storage and auto accessories, to auto laundry (non-automatic), and permitting the removal of existing metal garages and the erection and maintenance of a new accessory building to be used as a lubritorium and office and permitting the addition of six 550 gallon gasoline tanks.

PREMISES AFFECTED—1253 Edward L. Grant highway, west side, 201.4 ft. north of Jerome avenue (Block 2506, Lots 54 and 56), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 22, 1953, and approve working drawings marked "Received January 22, 1954" (3 sheets) as being in substantial compliance with the requirements of the above cited resolution, on condition that all requirements shown on such working drawings shall be complied with; and that all permits required shall be obtained and all work completed in accordance with the requirements of the resolution adopted on December 22, 1953. (Alt. 495/53)

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service and selling station, minor motor vehicle repairs, parking for cars waiting to be serviced, lubritorium and construction of proposed curb cut less than 75 ft. from a residence district; the erection of a sign and sign standard above the level of the 1st story and projecting 4 ft. beyond the building line, previously denied on two occasions.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue (Block 6077, Lot 43), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to reopen for new hearing denied.

THE VOTE TO REOPEN—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE VOTE TO REOPEN—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Connors 2

WHEREAS, the Board found that there were no substantial new facts to justify a rehearing.

275-48-BZ—Vol. II

APPLICANT—Morris Hannes, for Anna Levine, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 7h of the zoning resolution, permitting in a business use district, the change in occupancy from high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced, to include the sale of new and used cars.

PREMISES AFFECTED—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider substitution of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail and residence use district, the loading and unloading in an open space; previously granted on condition re the extension of existing building for loading area with an entrance through residence use portion of the plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of loading area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the use of premises as a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles; previously withdrawn.

PREMISES AFFECTED—18-10 Utopia parkway and 169-01 to 169-07 19th avenue, northwest corner; 169-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

714-44-BZ

APPLICANT—Cafiero and Lacerenza, for Alex Dardick, owner.

SUBJECT—Application December 8, 1944—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residential use district the existing building to be used for factory use.

PREMISES AFFECTED—516 Schenck avenue (512 displayed), west side, 175 ft. north of Dumont avenue (Block 4059, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

527-40-SM—Vol. II

APPLICANT—Roddiss Plywood Corp., owner-manufacturer.

SUBJECT—Application October 20, 1952—re Roddis Plywood Corp. Fire Resistant Door (door to be used where Class B Label door required), approval of.

APPEARANCES—

For Applicant: E. M. Magarian.

ACTION OF BOARD—Application withdrawn as to Vol. II, in view of material not having met test requirements.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

153-41-SA

APPLICANT—L. C. Smyth, for Roberts-Gordon Appliance Corporation, owner.

SUBJECT—Roberts-Gordon Gas Conversion Burners, Series 84,302, 302-20, 400 and Nordensson Type H and Type P.H. Gas Burners, approval of.

APPEARANCES—

For Applicant: J. C. Fullerton.

ACTION OF BOARD—Application withdrawn; applicant to file new application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

369-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro-Whitman, Inc., owner.

SUBJECT—Chesebro Whitman, Inc., "Window Cleaners' Ladders," approval of.

APPEARANCES—

For Applicant: J. G. Walsh.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

370-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro-Whitman, Inc., owner.

SUBJECT—Chesebro Whitman, Inc., "Ship Masons' Ladders," approval of.

APPEARANCES—

For Applicant: J. G. Walsh.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

371-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro-Whitman, Inc., owner.

SUBJECT—Chesebro Whitman, Inc., "G. M. Single Ladders," approval of.

APPEARANCES—

For Applicant: J. G. Walsh.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

372-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro-Whitman, Inc., owner.

SUBJECT—Chesebro Whitman, Inc., "Extension Trestle (Wood)," approval of.

APPEARANCES—

For Applicant: J. G. Walsh.

ACTION OF BOARD—Application withdrawn.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

373-44-SM

APPLICANT—James J. F. Gavigan, for Chesebro-Whitman, Inc., owner.

SUBJECT—Chesebro Whitman, Inc., "Masons' Horses", approval of.

APPEARANCES—

For Applicant: J. G. Walsh.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

296-47-SM

APPLICANT—Inland Building Block Corp., owner.

SUBJECT—Application reopened January 16, 1951—reopening and amendment and report as to additional sizes—re General Building Block Corp.'s Concrete Masonry Units (previously approved).

APPEARANCES—

For Applicant: Stanley Buchenbergen.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

352-52-SM

APPLICANT—Grinnell Co., Inc., owner.

SUBJECT—Application April 17, 1952—Grinnell Cast Iron Drainage Fitting, Fig. No. 720, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn without prejudice to filing an application for a redesigned fitting.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

555-39-SA

APPLICANT—William J. Garrison, Jr., for American Radiator-Standard Sanitary Corp., owner.

SUBJECT—Application May 3, 1939—re 2-GA-Empire Ideal Gas Boiler, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

557-39-SA

APPLICANT—Harold Massey, for American-Radiator-Standard Sanitary Corporation, owner.

SUBJECT—Standard Ideal Gas-Fired Boiler, Model 2-GA, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

964-40-SM

APPLICANT—Jamestown Metal Corp., owner.

SUBJECT Application reopened September 27, 1949—reopening and amendment of resolution as to construction—re Jamestown Three Hour Hollow Metal Fire Door (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed as to reopening September 27, 1949.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

202-41-SM—Vol. II

APPLICANT—Alfred Dunhill of London, Inc., agent, for R. P. Scherer Corp., Gelatin Products Division, owner.

SUBJECT—Application reopened January 13, 1948—re Dunhill Lighter Fluid Tubules (improved); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed as to Vol. II for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

139-42-SM

APPLICANT—The Pelton and Crane Co., owner.

SUBJECT—Application reopened July 8, 1952—reopening and test and report as to revised design—re Pelton Surgical Cuspidor (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

204-42-SA

APPLICANT—F. S. Payne Co., owner.

SUBJECT—Application March 14, 1942—re F. S. Payne Company, Bulletin 765, No. 3, Interlock, approval of.

APPEARANCES—

For applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

628-43-SM

APPLICANT—Allan S. Platt, for National Fireproofing Corp., owner.

SUBJECT—Application December 27, 1943—re Natco Structural Clay Load Bearing Tile Units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

165-44-SM

APPLICANT—Steers Sand and Gravel Corp., owner.

MINUTES

SUBJECT—Application March 17, 1944—re Steers Sand and Gravel Corporation Sand and Gravel, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

214-44-SM

APPLICANT—Metropolitan Sand and Gravel Corp., owner.

SUBJECT—Application April 7, 1944—re Metropolitan Sand and Gravel Corp. Sand Gravel, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

351-44-SM

APPLICANT—American Kiln and Furnace Co., for Henry G. Begeman, owner.

SUBJECT—Application June 13, 1944—re American Kiln and Furnace Co. Down Draft Ceramic Kiln, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

592-47-SM

APPLICANT—Bow Arch Corporation, owner.

SUBJECT—Bow Arch Roof Truss, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

603-47-SA

APPLICANT—Spacarb Inc., owner.

SUBJECT—Spacarb Cooler-Carbonator, DiPietro Carbonator and Heat-X-Changer Cooler, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

664-47-SA

APPLICANT—King Machine Co., Inc., for Universal Engineering Co., owner.

SUBJECT—King o' Heat Oil Burner, Model 3L, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

729-47-SA

APPLICANT—Florence Stove Co.

SUBJECT—Kenmore Pot Type Oil Heater, Model No. 103.79415, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

763-47-SA

APPLICANT—Dualflame Co., owner.

SUBJECT—Dualflame Oil Burner, Models A and AA, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

785-47-SA

APPLICANT—Florence Stove Company, owner (Sears, Roebuck & Company agent.)

SUBJECT—Kenmore Blue Flame Oil Heater, Model 103.81815., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

1101-47-SM

APPLICANT—The Perfix Company, owner.

SUBJECT—Perfix Stainless Steel Shower Stall Receptor, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

1106-47-SM

APPLICANT—Leo Stillman, for Thermo-Concrete Corp., owner.

SUBJECT—Thermo-Crete Plank (2" thick vermiculite concrete plank), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

ANNUAL REPORT

CASES FILED AND PENDING 1953

Filed 1953	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	29	36	0	4	14	0	121	204	..
Restored	1	15	0	0	38	0	0	54	258
FEBRUARY	36	21	0	9	9	0	124	199	..
Restored	8	27	0	4	1	0	0	40	239
MARCH	29	21	0	7	11	0	90	158	..
Restored	6	20	0	4	1	0	0	31	189
APRIL	34	29	0	34	14	0	131	242	..
Restored	5	19	0	7	3	0	0	34	276
MAY	42	36	0	10	7	0	118	213	..
Restored	5	22	0	5	6	0	0	38	251
JUNE	30	21	0	15	11	0	145	222	..
Restored	12	21	0	6	7	0	0	46	268
JULY	50	16	0	12	23	0	92	193	..
Restored	6	14	0	1	2	0	0	23	216
AUGUST	0	0	0	0	0	0	0	0	..
Restored	0	0	0	0	0	0	0	0	0
SEPTEMBER ..	32	42	0	9	3	0	129	215	..
Restored	4	12	0	16	1	0	0	33	248
OCTOBER	31	32	0	7	13	0	133	216	..
Restored	4	20	0	2	5	0	0	31	247
NOVEMBER ...	26	28	0	6	6	0	115	181	..
Restored	9	18	0	3	1	0	0	31	212
DECEMBER	39	36	0	14	11	0	98	198	..
Restored	8	12	0	5	4	0	0	29	227
TOTAL	446	518	0	180	191	0	1296	2631	2631
PENDING									
Dec. 31, 1952 ...	258	346	4	289	461	5	0	1363	1363
GRAND TOTAL	704	864	4	469	652	5	1296	3994	3994
DISPOSITION									
1953									
JANUARY	29	44	0	5	5	0	121	204	..
FEBRUARY	33	38	0	5	2	0	124	202	..
MARCH	32	51	0	5	6	0	90	184	590
APRIL	55	48	0	7	4	0	131	245	..
MAY	37	59	0	15	45	0	118	274	..
JUNE	55	65	0	24	20	0	145	309	828
JULY	69	84	0	5	5	0	92	255	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ...	20	15	0	12	5	0	129	181	436
OCTOBER	24	41	0	1	2	0	133	201	..
NOVEMBER ...	27	20	0	6	12	0	115	180	..
DECEMBER ...	29	43	0	15	16	0	98	201	582
TOTAL	410	508	0	100	122	0	1296	2436	2436
PENDING									
Dec. 31, 1953 ...	294	356	4	369	530	5	0	1558	1558

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolution. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1952	1363
Cases filed up to December 31, 1953	945
Restored to Docket	390

MISCELLANEOUS APPLICATIONS

Requests to reopen	852
Requests to amend	112
Requests to rescind	4
Requests for extension of time	184
Requests for extension of term of variance	105
Requests for approval of plans	39
Total	3994

Disposed of	2436
Cases pending December 31, 1953	1558

DISPOSITION OF CASES

Withdrawn	154
Dismissed	25
Denied	98
Granted	3
Granted on condition	638
Appliances approved	94
Appliances dismissed, disapproved or withdrawn	6
Materials approved	112
Materials dismissed, disapproved or withdrawn	10

MISCELLANEOUS ACTIONS

Requests to reopen granted	834
Requests to reopen denied	4
Requests to amend granted	112
Requests to rescind granted	4
Requests for extension of time granted	184
Requests for extension of term of variance	105
Plans approved	39
Requests withdrawn or dismissed	14

Total	2436
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MONEYS RECEIVED

SUBSCRIPTIONS	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
To Bulletin	\$655.00	\$460.00	\$695.00	\$880.00	\$2,690.00
Cash Sales	333.45	385.15	255.50	432.77	1,406.87
Paid to City Treasurer	\$988.45	\$845.15	\$950.50	\$1,312.77	\$4,096.87

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows: Cases Denied	Granted, etc.	M'l Actions	Total Cases	Pending Dec. 31st
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
1928	988	467	1455	669	230	107	312	585	384	1618	506
1929	765	508	1273	506	177	62	190	518	440	1387	392
1930	760	523	1283	392	175	38	215	379	451	1258	417
1931	623	645	1268	417	103	44	184	471	539	1341	344
1932	631	641	1272	344	158	22	159	492	524	1355	261
1933	389	648	1037	261	54	34	144	312	542	1086	212
1934	368	584	952	212	47	51	162	248	493	1001	163
1935	365	718	1083	163	40	14	122	305	589	1070	176
1936	393	683	1076	176	59	18	103	330	563	1073	179
1937	629	691	1320	179	43	14	120	409	587	1173	326
1938	1230	720	1950	326	96	19	153	910	618	1796	480
1939	1552	934	2486	480	121	66	244	1010	812	2253	713
1940	1235	1043	2278	713	138	33	200	851	890	2112	879
1941	1116	1148	2264	879	122	43	205	852	999	2221	922
1942	915	1018	1933	922	163	59	275	746	913	2156	699
1943	638	1050	1688	699	146	69	105	562	939	1821	566
1944	753	1075	1828	566	119	47	92	562	935	1755	639
1945	823	1099	1922	639	159	40	129	573	931	1832	729
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558
Total	39102	29765	68867	22326	5707	3275	7723	25806	24798	67309	23884

JOSEPH J. DOYLE, *Chief Clerk.*

HARRIS H. MURDOCK, *Chairman.*

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 12, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those accepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

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a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.

1.4. The term "existing" shall mean established before January 1, 1953.

1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.

1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.

3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.

3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.

3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.

3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, he shall require certification from the Department of Housing and Buildings of compliance with these rules.

3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.

3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

4.2.1. which is of wood frame construction;

4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;

4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;

4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.

5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.

5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.

5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

6.1. All dry cleaning establishments shall comply with the following:

6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.

6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.

6.1.3. Electric lighting shall be fitted with keyless sockets, and all switches and receptacles shall be placed at least four feet (4') above floor.

6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity, with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.

6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

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of dry cleaning units, plus a reserve supply equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fire-proof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time, the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

MAR 24 1954

BULLETIN

OF THE

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CITY OF NEW YORK

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PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 4, 1954, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Sam Mintz, owner, seeking a review of the Board's denial of his application under Sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of two buildings to be used as junk shop for sorting, packing and baling of scrap metal and to permit the open storage in yard of scrap metal and rubber, and also to permit a loading and unloading space nearer to intersection than is permitted; Cal. No. 632-53-BZ, Premises 739-745 East 95th Street, 9501-9529 Ditmas Avenue and 736-746 East 96th Street, Borough of Brooklyn.

* * * * *

On March 4, 1954, Copy of Petition and Order of Certiorari was served on the Board by Lester Grossman, attorney for Mary A. Nappi, owner, seeking a review of the Board's denial of her application under Section 7 subdivisions f and i, of the Zoning Resolution, on February 2, 1954, to permit in a residence and business use district, the change of occupancy, reconstruction and alteration of a garage for more than five motor vehicles, to a gasoline service station and repair shop, previously granted for a temporary term for extension of parking; Cal. No. 1051-21-BZ, Vol. III; Premises 1820-1832 Cropsey Avenue and 231-243 Bay 19th Street, southeast corner, Borough of Brooklyn.

* * * * *

On March 5, 1954, Copy of Writ of Certiorari was served on the Board by Friedland & Masone, attorneys for John H. Ring and Irene J. Ring, objecting property owners, seeking a review of the Board's determination on February 9, 1954, granting a variance under Section 7, subdivision c, of the Zoning Resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with curb cut nearer to residence use district than is permitted; Cal. No. 540-53-BZ; Premises 87-11—111th Street, East Side, 99.6 ft. south of Jamaica Avenue, Richmond Hill, Borough of Queens.

* * * * *

DISCONTINUANCE OF PROCEEDINGS

Matter of Louis L. Horowitz, Jennie Feinberg and Benjamin Horowitz vs. Board of Standards and Appeals:—On February 17, 1953, the Board denied an application under Sections 7f and 7h to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale and storage of accessories, office and to permit the parking of more than five motor vehicles, for a term of fifteen years (previously denied by the Board for part of site); Cal. No. 966-48-BZ, Vol. II, Premises 2700-2722 Coney Island Avenue, north side, from Desmond to Dunne Court; 752-762 Desmond Court and 747-757 Dunne Court, Borough of Brooklyn.

At Supreme Court, Kings County, a stipulation and agreement by and between the attorneys for the respective parties hereto for the discontinuance of the certiorari proceedings in the above matter, without costs to either party, was signed on March 5, 1954.

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149-54-SA—Hoskinson Free Heater, Model C-R-C (heat reclaiming), manufactured by Hoskinson Free Heater, Inc., Appliance.

150-54-BZ—H.B.Bx.—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of The Bronx, N.B. 1-54.

151-54-BZ—H.B.B.—998-1012 East 35th street, west side, 117 ft. 6 in. north of Avenue I (Block 7580, Lot 69), Borough of Brooklyn, Alt. 3998-53.

152-54-BZ—H.B.Bx.—721 Burke avenue, northeast corner of Cruger avenue (Block 4597, Lots 5 and 9), Borough of The Bronx, Alt. 1189-54.

153-54-A—H.B.Bx.—721 Burke avenue, northeast corner of Cruger avenue (2nd floor); (Block 4597, Lots 5 and 9), Borough of The Bronx, Alt. 1189-54.

154-54-BZ—H.B.Bx.—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner (Block 4239, Lot 1), Borough of The Bronx, N.B. 1359-53.

155-54-BZ—H.B.B.—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue (Block 2720, Lot 43), Borough of Brooklyn, N.B. 1150-53.

156-54-A—H.B.M.—222-230 East 34th street, south side, 275 ft. east of 3rd avenue (cellar); (Block 914, Lots 45-49), Borough of Manhattan, Amendment N.B. 27-53.

157-54-A—H.B.B.—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (cellar and 2nd floor); (Block 1969, Lot 25), Borough of Brooklyn, Alt. 2348-52.

158-54-A—H.B.M.—7 East 47th street, north side, 175 ft. east of 5th avenue (Block 1283, Lot 8), Borough of Manhattan, Alt. 1183-53.

159-54-BZ—H.B.B.—779-787 Crescent street, southeast corner of Linden boulevard (Block 4486, Lot 1) (formerly Lots 1 and 4), Borough of Brooklyn, N.B. 1330-53.

160-54-A—H.B.Q.—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street (roof); (Block 3, Lot 1), Long Island City, Borough of Queens, B.N. 86-54.

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162-54-BZ—H.B.Q.—250-02 to 250-14 (250-04 official), Hillside avenue and 84-01 to 84-09 250th street, southeast corner (Block 8604, Lot 85), Bellerose, Borough of Queens, N.B. 136-54.

163-54-BZ—H.B.M.—34 Henry street, south side, 200 ft. east of Catherine street (Block 277, Lot 41), Borough of Manhattan, Alt. 2105-53.

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165-54-SM—Roddiscraft Protex Fire Door, manufactured by Roddis Plywood Corp., Material.

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781-46-BZ—Vol. III—H.B.B.—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn, Alt. 56-54.

353-49-A—Vol. II—H.B.M.—207-213 East 94th street, north side, 130 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 6), Borough of Manhattan, Alt. 1630-53.

493-52-A—H.B.Bx.—597-603 Crescent avenue, north side, 45.06 ft. west of Hughes avenue (Block 3073, Lot 33), Borough of The Bronx, Alt. 46-52.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 16, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 16, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room,

sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954 to March 16, 1954, for inspection and decision without further argument; hearing closed.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application, September 21, 1953, reopened October 14, 1953 as Vol. II (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a fourteen story fireproof Class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from February 9, 1954, to March 16, 1954, at request of applicant to file proof of service and notification of owners in the area; no further request for adjournment.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

CALENDAR

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.
SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three family dwelling and store.

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed; then to March 16, 1954, for decision after applicant has submitted required information.

153-53-BZ

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

Laid over from February 2, 1954, to February 24, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for inspection and decision; hearing previously closed; then to March 16, 1954, for applicant to file revised plans.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument; then to March 16, 1954, for inspection and decision.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

Laid over from February 9, 1954, to March 9, 1954, for inspection and decision; hearing closed; then to March 16, 1954, for inspection and decision.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

CALENDAR

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striabel, owner.
SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.
PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.
SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.
SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.
PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.
SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.
PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

447-53-BZ

APPLICANT—Dominick Salvati and Son, for Patrick Brini, owner.
SUBJECT—Application June 5, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.
PREMISES AFFECTED—93-05 Rockaway boulevard, north side, 14.22 ft. east of 93rd street (Block 9114, Lot 25), Ozone Park, Borough of Queens.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.
SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension

of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).
SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.
PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.
SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.
PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.
SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.
PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.
SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.
SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.
PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.
SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 16, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 16, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

4-54-A

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

798-53-A—Vol. II

APPLICANT—Preload Construction Corp., for Jamaica Water Supply Co., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—107-17 178th street, east side, 152.48 ft. south of 107th avenue (Block 10336, Lot 12), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and un-

loading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

CALENDAR

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district,

the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

147-44-BZ—Vol. III

APPLICANT—William S. Shary, for 166-172 Livingston Street, Inc., owner (Robert Hall Clothes, lessee).

SUBJECT—Application, October 27, 1953, reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of structure on first floor for stores and storage and on the second, third, and fourth floors manufacturing in excess of permissible percentage.

PREMISES AFFECTED—166-176 Livingston street, south side, 97 ft. 11 in. east of Smith street and 147-157 Schermerhorn street (Block 164, Lot 13), Borough of Brooklyn.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application reopened October 20, 1953 (September 29, 1953), as Vol. II—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway, using more than the area permitted, and with more than one building on the lot.

CALENDAR

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

342-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Levine and Verschleiser, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of site as meeting rooms and cabaret in addition to catering and dining and stores.

PREMISES AFFECTED—2633 Broadway, west side, 40 7½ in. south of West 100th street (Block 1871, Lot 53), Borough of Manhattan.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

849-53-BZ

APPLICANT—Anthony J. Di Bitetto, for Lorenze Schneider Co., Inc., and F. K. Brown, owners.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of owner's, customer's and employee's motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th avenue, south side, 230 ft. east of 217th street 217-25 Sigourney avenue, north side, 114.48 ft. east of 217th street and 217-01 99th avenue (Block 10763, Lots 23 and 64), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

386-53-SA

APPLICANT—Detrex Corporation, owner.

SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421.

573-53-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application July 2, 1953—Wayne Gasoline Dispensing Pump, Models 505-DUO-1 and 505 DUO-2.

649-53-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application August 14, 1953—Wayne Gasoline Dispensing Pump, Models 500, 505, 500CDM and 505-CDM.

583-53-SM

APPLICANT—Hamilton Manufacturing Co., owner.

SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, Mo. L-18VB and L-019VB.

746-53-SM

APPLICANT—S. C. Swallow, Inc., owner.

SUBJECT—Application October 15, 1953—re Swallow Roof Coating.

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

175-53-SM

APPLICANT—The Zone Company, owner.

SUBJECT—Application March 6, 1953—Zone Heavy Duty Roof Coating, Primer and Plastic Cement.

915-53-SA

APPLICANT—General Oil Heating Corp., owner.

SUBJECT—Application December 3, 1953—Genoco Oil Burner, Model B-3.

316-52-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Application April 8, 1952—Armstrong's Mine-tone (soundproof walls and ceilings).

788-53-SM

APPLICANT—Eagle Manufacturing Co., owner.

SUBJECT—Application November 5, 1953—Eagle Safety Cans (1 gal. 2½ gal. and 5 gal. capacity equipped with flame arrestors or screen strainers); (containers for temporary storage of flammable liquids).

1224-39-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application reopened November 10, 1953—re Sloan V-100-A Vacuum Breaker.

485-52-SM

APPLICANT—Socony Paint Products Co., owner.

SUBJECT—Socony 46-R-2 Red Paste Sealer (for pipes and couplings).

484-52-SM

APPLICANT—Socony Paint Products Co., owner.

SUBJECT—Socony 46-J-2159 Black Pipe Sealing Compound (for pipe thread and couplings on petroleum oil lines).

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768-53-SM

APPLICANT—Wax Products Manufacturing Co., owner.
SUBJECT—Application October 21, 1953—Green Seal Wax Gaskets.

742-53-SM

APPLICANT—Richard Rusch, for Acme Tank and Welding Division of The United Tool and Die Co., owner.
SUBJECT—Application October 13, 1953—Acme 275 Gal. Obround Basement Oil Storage Tank.

830-53-SA

APPLICANT—The National Radiator Co.
SUBJECT—Application November 2, 1953—National Gas Boilers (steam or water), Series 22, 33, and 44.

344-48-SA

APPLICANT—Bede Products, Inc., owner.
SUBJECT—Application reopened December 15, 1953—re Bede Paint Heater (electrically operated); re amendment of resolution re Bede Paint Heater, previously approved).

309-46-SA

APPLICANT—Wayne Home Equipment Co., owner.
SUBJECT—Application reopened September 15, 1953—re Wayne Oil Burner, Model 0; re—Amendment to resolution as to additional model and permission to market under additional trade names.

443-47-SM

APPLICANT—Armstrong Cork Co., Inc., owner.
SUBJECT—Application reopened October 20, 1953—re Armstrong's Corkboard and Corkboard Lagging (insulation for cylindrical tanks); re—Amendment to resolution as to additional use of Corkboard.

1027-47-SA—Vol II

APPLICANT—U. S. Machine Corporation, owner.
SUBJECT—Application reopened October 21, 1952 as Vol. II—re Winkler Low Pressure Oil Burner, Models L-3 and L-6; (re amendment to resolution as to additional models).

729-44-SA

APPLICANT—The American Laundry Machinery Co., owner.
SUBJECT—Application reopened September 15, 1953—re Noex Safe Petroleum Dry Cleaning Unit, Models 1, 1' 1B, 2, 2A, 2B and 2C, previously approved (re amendment to resolution as to establishing capacity of Noex Dry Cleaning Units.

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.
SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.
PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.
SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).
SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.
SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

306-49-A—Vol. IV

APPLICANT—DeRose and Cavalieri, for Mary Valente, owner.
SUBJECT—Application (reopened January 5, 1954 as Vol. IV)—Filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of Section 9 Subdivision 5 of the Multiple Dwelling Law as to exits.
PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (14th floor); (Block 1167, Lot 1), Borough of Manhattan.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.
SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.
SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.
PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

Laid over from February 24, 1954, to March 30, 1954, for inspection; additional affected property owners to be notified in meantime.

532-24-BZ

APPLICANT—John O'Brien, owner.
SUBJECT—Application reopened February 24, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) previously granted on condition under section 7f of the building zone resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.
PREMISES AFFECTED—1075 Summit avenue, west side 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

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1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application, September 28, 1953—(Decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner (Block 14013, Lot 64), Woodhaven, Borough of Queens.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

914-53-BZ

APPLICANT—Paul Friedman, for Mutual Motor Sales, Inc., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a one story structure to be used for the storage and sale of auto parts and accessories, motor vehicle repair shop for authorized dealer's use, storage garage for more than five motor vehicles, with gasoline tank and pump for dealer's use (no gasoline to be sold), and to permit on the unbuilt portion of plot the outdoor display and sale of more than five motor vehicles, and the parking of more than five motor vehicles for patrons and employees, (no fee to be charged).

PREMISES AFFECTED—567-583 Manhattan avenue, west side, 81 ft. 4 in. north of Driggs avenue (Block 2679, Lots 26, 29, 30 and 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 30, 1954, at 2 o'clock in room 1013, Municipal Building, Manhattan, on the following matters:*

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration; then to April 6, 1954, for inspection and decision; applicant to submit additional information as to proposed tenant in roofing supply business.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking

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and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit information re property taken over by city for tax liens.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; hearing closed.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Theodore Tannor, owner.

SUBJECT—Application, December 8, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the extension in area of plot to provide additional parking of cars waiting to be serviced on gasoline service station under construction.

PREMISES AFFECTED—30-14 34th avenue and 34-02 to 34-06 31st street, southwest corner (Block 607, Lots 28 and 29), Astoria, Borough of Queens.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

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860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

889-53-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple avenue, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple avenue (Block 5153, Lot 1), Flushing, Borough of Queens.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 6, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning

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resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales
PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 23, 1954, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 20, 1954, at 2 o'clock in Room*

1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 9, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, February 24, 1954, were approved as printed in the Bulletin of March 2, 1954, Vol. 39, No. 9.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: B. Schustein and I. Mosowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 24, 1953—(decision of the borough superintendent under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office and to permit the parking of cars waiting to be serviced, with a show window nearer to the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 911, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 16, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Cynthia Giordano, James Lenihan, George Finney, George Sabato and G. Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Isadore Harry Unger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; applicant to submit additional information as to proposed tenant in roofing supply business.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 128 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Bakerman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A. M. for inspection and decision by Board; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and James Panton.

For Opposition: Leo K. Martus, F. Robert Swartmont and Elsa T. Frabito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision after applicant has filed revised plans; hearing closed.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

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PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. to obtain Fire Department records.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the maintenance of an existing dwelling without the required setback from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Kenneth V. Fisher.

For Opposition: Benj. Schatz, K. Clayton, W. Ryder, C. Fritz, L. Gibbs, A. Kachmar, M. Hepworth, Harry Minsky, Alveretta Ryder, Mrs. Beverly, Mrs. Brown, George Tyndall, Jean Ray, Louise Pilgrim, Addie Ryder, Robert Luemmler, David Leibowitz, Rose Ober, Cicero Mason, David Cohen, M. Fox, Max Miller, Anthony Palmiotti, Frank J. Cannito, Josephine Petagno, Theresa Gabriel, Salvatore Benigno and J. Bavun and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for inspection and decision; applicant to submit information re property taken over by city for tax liens.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, salesroom and office for a term of 15 years.

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Bernard Aisenberg.

For Opposition: Mark L. Giller, Sidney Blumenkrantz, Micheal Degregoria, Renuto Sacchi, James Noto, Pauline Kleinman, S. Schneider, L. Goldberg, A. Goldman, R. Weiss, L. Reisman, R. Young and E. Hansworth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

212-28-BZ—Vol. II

APPLICANT—Hadyn H. Craigwell, for David Margulies, owner.

SUBJECT—Application, March 23, 1953, reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district an exit through residence use portion of plot, and the extension of commercial use on first floor into residence use portion of plot.

PREMISES AFFECTED—2024 Amsterdam avenue, west side, 50 ft. north of West 160th street and 505 West 160th street (Block 2119, Lots 40 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: H. H. Craigwell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 7, 1953 subject to regular procedure, to consider proposal formerly withdrawn; and

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision without further argument; hearing closed; applicant to file revised plans; then to March 9, 1954, for decision after applicant has filed more complete plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 160th street are in residence and business use, B area, class 1½ height districts; Amsterdam avenue is in business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 6, 1953 acting on amendment to Alt. Applic. 415-52, reads:

"1. Exit through a residence use district from a Dance Hall in Business use district is contrary to Article II, Section 3 of the Zoning Resolution.

2. Commercial use of the first floor extension in Residence use district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated March 6, 1953 acting on amendment to B.N. Applic. 688-52, reads:

"1. Exit from commercial use building through a residence use district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. 11 in. and 22.7½ in. frontage by 125 ft. and 99.11 ft. in depth, irregular, on which is located a building

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49 ft. 11 in. front by 125 ft. in depth, one and two stories in height, of class 3 construction, presently used as stores and dance hall, for which certificate of occupancy No. 9326-25 has been filed; that it is proposed to increase the occupancy of the hall from 100 to 325 persons and to use the rear vacant part of the lot as an exit, and to use the rear 25 ft. on 1st floor for store; and

WHEREAS, the applicant contends that following a conference with a member of the Department of Housing and Buildings at which the exits were proposed, the owner proceeded to acquire the vacant lot; that concurrently plans and applications providing therefor were filed and were approved on April 1, 1952 and permits were issued for Alt. 415-52 on July 25, and on May 26, 1952 for B.N. 688-52; that the work required consisted in the main of changing a rear window into a door opening complete with fireproof self-closing doors; installation of 40 ft. 1 in. of 4 ft. 6 in. wide steel walkway over the extension roof complete with corrugated steel canopy; erection of steel stairway down to the street level complete with a similar canopy; erection of a masonry wall across the front of the vacant lot with a pair of metal doors therein; fire retarding of the extension ceiling; that upon completion of this work certificate of occupancy for Applic. 527-52 was filed; that following a report made by the public safety division in which the use of the West 160th street exit as well as the rear 25 ft. of the store was deemed contrary to the zoning resolution, the department for the same reason revoked the permits by letters of November 7, 1952; that reconstruction by amendments of March 2 was requested but denied March 6; that the operation of this dance hall with a 100 person limitation has proven itself to be uneconomical, therefore it was proposed to increase the occupancy to 325 by providing additional exits; that the vacant lot, which is directly opposite a garage, was purchased expressly for use in conjunction with the proposed secondary means of egress; that it was formerly a breeding ground for rats and other vermin amidst the litter of garbage and debris, but has since been cleaned up and maintained, and with the new wall represents a definite improvement to the neighborhood; that all business of the commercial store is conducted through the only entrance thereto, namely the one on Amsterdam avenue which is located in a business use district; that not to be able to use the rear 25 ft. commercially represents a great hardship; that it is therefore requested that a variance be granted to use the vacant lot as an emergency exit for the 325 person occupancy of the dance hall and to use the rear 25 ft. of the 1st floor store for commercial purposes; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the use of the existing extension on the first floor of the building that extends into the residence district, and to permit exit from the second story, as proposed, through such lot to 160th street, as indicated on plans filed with this application marked "Received March 23, 1953," 4 sheets, as amended by revised plan as to the exit marked "Received March 5, 1954," 1 sheet, *on condition* that the building shall not be increased in height or area, and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the passageway across the roof shall have a concrete arch, as shown, and slats shall be located on the roof under the arch; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application, November 25, 1953, reopened October 20, 1953 (order of the Court) Vol. II (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Anthony Corlue.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1953 subject to regular procedure, in accordance with the order of the court; and

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, D area, class 1 height districts; 32nd road is in residence, local retail and retail use, D area, class 1 height districts; Francis Lewis boulevard is in local retail and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1953 acting on N.B. Applic. 324-52, reads:

"1. Proposed construction of a gasoline service station, lubritorium, auto washing, office, storage & sales of auto accessories on a plot located partially in a retail use district & partially in a Res. use district, is contrary to Art. 2 Sec. 3 & Sec. 4A of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.56 ft. and 102.36 ft. frontage by 100 ft. and 83.69 ft. in depth, irregular, presently vacant; that the property referred to is presently zoned as a class 1 height district and a D area district; that the major portion of the property within 100 ft. of Francis Lewis boulevard is zoned as a retail use district and the small remainder is in a residence use district; that these designations have not been changed since July 25, 1916 except that on July 7, 1953 the portion of the premises now zoned for retail use was changed from business use to its present designation; that no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a building 42 ft. 4 in. by 29 ft., one story, 17 ft. 4 in. in height, of class 3 construction, to be used as a lubritorium, car wash, storage and sale of accessories and office; that it is further proposed to install eight 550-gallon gasoline tanks, four approved dispensing pumps, with two curb cuts on Francis Lewis boulevard and one on 32nd road; and

WHEREAS, the applicant contends that Francis Lewis boulevard is a principal traffic artery carrying a heavy volume of through traffic which makes the said premises particularly adaptable for development as a gasoline service station; that the proposed use of the premises would be harmonious with the character of the remainder of the block front on Francis Lewis boulevard; that the southerly corner is used as a gas station with accessory uses pursuant to a grant by the Board under Cal. No. 224-38-BZ on November 26, 1940, for a term of ten years and for which the Board, on December 5, 1950 extended the variance for an additional term of ten years; that the lot between said gas station and the subject premises is used for the parking of more than 5 motor vehicles and under Cal. No. 611-51-BZ the Board granted permission for

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the construction of a new building to be used for auto showroom, new and used car display, parts department, offices, servicing and repairs, lubrication, car wash, used car sales and display, and parking of cars waiting to be serviced; that there is no economic demand for the development of business or residence uses but there is a demand for the use of the subject premises as a gas station, and a grant of this application would result in a substantial investment to improve the property, which could then be operated so as to yield a fair return; that the proposed gas station use would be confined to the retail use district portion of the premises, but the small portion which is zoned for residence use would not be used for the proposed use and would be entirely landscaped; that this small residence portion of the lot is triangular in shape, with a base of approximately $2\frac{1}{2}$ ft. fronting on 32nd road; that approximately 1300 sq. ft. of the business use portion would be landscaped to provide a buffer between it and the buildings on 32nd road; that this landscaped area together with the small triangular strip in the residence district will equal approximately 1350 sq. ft. or more than 14% of the area of the plot; that the proposed parkway-type building would provide more light and ventilation for the building at the east than would be available if the premises were developed as a taxpayer; that the proposed building would be set forward a distance of 15 ft. from the rear lot line, whereas a conforming building could be built flush to the rear lot line; that the proposed building would occupy approximately 14% of the plot whereas a conforming building could occupy approximately 62% of the plot; that the proposed building would be set back more than 52 ft. from 32nd road, more than 40 ft. from Francis Lewis boulevard and more than 80 ft. from the intersection of 32nd road and Francis Lewis boulevard, thus providing greater visibility at the intersection than could be provided by a conforming taxpayer which would be built flush to the building lines and would create a blind intersection; that the nature of the street system is such that 32nd road has very little through traffic and has been mistakenly thought of as a dead-end street; that the proposed curb cut on 32nd road would be within 25 ft. of Francis Lewis boulevard and would be used primarily to route motor vehicles back into Francis Lewis boulevard without going into the residence district portion of 32nd road; that the proposed curb cut on 32nd road might be used by occasional westbound traffic on 32nd road with greater safety than would result if such traffic were required to make two 90 degree angle turns to reach the proposed station; that if a conforming taxpayer were erected, it would create an unsafe condition if loading and unloading were done at the curb or at the rear, and in the latter event the loading and unloading area and the curb cut thereto would be immediately proximate to the residence use district and would bring vehicles further into 32nd road than the proposed use would; that the curb cut on 32nd road would be within the requirements of section 7A so that no variance would be required with respect thereto; that an ornamental fence wall and a landscaped shrubbery border on 32nd road would present an attractive aspect on that frontage; that a grant of the proposed use would do substantial justice in that it would permit the owner of the subject premises to develop this property for the same use as the Board has permitted the owner of the southerly corner of the same block front which is similarly zoned (Block 6025, Lot 36); that a grant of this application would enable the owner to obtain the beneficial use of the premises without adversely affecting anyone; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of ten (10) years, and under Section 7, Subdivision e, for such portion of the premises as is in the residence use district, on condition that all uses on the premises

shall be removed and that the proposed gasoline service station shall be constructed and arranged substantially as indicated on plans filed with this application marked "Received November 25, 1953," 3 sheets; that complete working drawings shall be submitted to the Board for further consideration and imposition of conditions and before a permit is applied for from the Borough Superintendent; that pumps shall be of an approved type and shall be erected not nearer than 15 ft. from the street building line; that after approval of plans, all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

529-53-BZ

APPLICANT—Wm. Henry Deacy, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application June 30, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria boulevard, south side, from 49th street to Brooklyn-Queens Connecting highway (Block 1016, Lot 450), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Wm. Henry Deacy, Alfred W. Bergrem, Elsie Marter and Clarence G. Peattie.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1 height district; Astoria boulevard is in residence and business use, C area, class 1 height districts; 70th street, 71st street, 72nd street and 73rd street are in residence and business use, E and C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1953 acting on N.B. Applic. 730-53, reads:

"1. Use of premises located in a residence use district as a crematory is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 2030 ft. frontage by 2000 ft. in depth, presently used as a cemetery; that it is proposed to erect a crematory and chapel 27 ft. front by 40 ft. in depth, 3 stories, 30 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that St. Michael's cemetery was founded over 100 years ago and was primarily started to provide economical and reasonably priced burials for residents north of 86th street, Manhattan; that at that time the City ordinance prohibited burial south of this point except in previously constructed family vaults and mausoleums; that the increased demand for cremation makes it logical that St. Michael's cemetery should take care of this modern form of burial, it being the most economical form of interment; that the crematory, which is isolated near the center of the old cemetery, should be the proper location for a crematory rather than necessitating the carrying of the dead to a commercial and manufacturing part of the city; that such is the present condition, as the only crematory now operating in the City of New York is located in a manufacturing area; that to his knowledge, there is no point in

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any cemetery within the metropolitan area where a crematory can be located as far from any structure or properties outside of the cemetery boundaries; that the nearest structure (Bulova Watch Co. Bldg.) is nearly 800 ft. from the site of the crematory; that the cemetery, being owned by a church organization, will be free from a profit motive and will be operated for the benefit of the parishioners and others who care to make use of the facility; that the department of health of the City of New York should be the principal department concerned and it has already granted the application to the Church for the right to erect the crematory within the grounds of the cemetery, a copy of which is filed with this application; that the zoning resolution is ambiguous regarding the question of whether a cemetery is considered in or out of a residential area; and

WHEREAS, the applicant states that a license was issued by the Department of Health in 1951 and he will request a new license of present date in view of this action by the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under Section 7e for a term of twenty-five (25) years, to permit the construction and use of the proposed chapel and crematory, substantially as proposed and as indicated on plans filed with this application, marked "Received January 20, 1954" (1 sheet) and "June 30, 1953" (8 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be used only in connection with St. Michael's cemetery, as proposed, and shall be subject to a license approving the proposed crematory to be issued by the Department of Health under Section 45 of the Sanitary Code; and that all permits required and all work shall be completed within the requirements of Section 22A of the zoning resolution.

558-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for 2307 Corp., owner.

SUBJECT—Application July 20, 1953 (decision of the borough superintendent), under section 7b of the zoning resolution, to permit in a residence and business use district the maintenance of existing retail store.

PREMISES AFFECTED—2307 Broadway, west side, 70 ft. 2 in. north of West 83rd street (Block 1231, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Norman Lederer and Arthur Rappaport.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 83rd street are in residence and business use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1953 acting on Alt. Applic. 4-53, reads:

"9. Extension of commercial use, including fire escapes and exit doorways, into a residence district prohibited by Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 32 ft. frontage by 136 ft. 11½ in. in depth, on which is located a building 32 ft. front by 110 ft. in depth, 3 stories, 39 ft. 6 in. in height, of class 3 construction, used as a retail store; that it is proposed to permit the maintenance of existing uses; and

WHEREAS, the applicant further states that originally the occupancy of the building was as follows: cellar, storage; 1st floor, store; 2nd floor, club rooms; 3rd floor, club rooms; that while such occupancy of the building continued, there was no question about its legality; that in 1941 the building was altered and the occupancy changed to the following: cellar, store and janitor's apartment; 1st floor, store; 2nd floor, meeting room; 3rd floor, reading room; that in this new occupancy the cellar store was operated as a part of the store on the 1st floor; that subsequent to the 1941 alteration, the owner used and still uses the two upper floors for the storage of merchandise sold in the store; that he also uses the rear 10 ft. of the cellar as part of the store; that the department of housing and buildings issued a violation against the building, copy of which is filed with this application; that in an effort to remove this violation, an application was filed under Alt. 4/53; that objections were raised that the business use of the rear 10 ft. of the cellar and that portion of the 2nd and 3rd floors that is in the residence use area was contrary to the zoning resolution; that the fire escape, which is the required second means of egress from the 2nd and 3rd floors, is in the rear of the building and goes to the rear yard; that the cellar has direct access to the rear yard; that egress from the rear yard is to the adjoining yard at the same level; that legal consent can be secured from the adjoining property owner to use his property as an emergency exit; and

WHEREAS, the applicant contends that the owner's inability to use the rear of the building on the upper floors makes it practically impossible to use the fire escape and moreover, if the rear 10 ft. are separated by a partition, the lighting and ventilating of the floors are radically reduced; that the present use of the upper floors is not offensive or a nuisance and does not endanger the safety of the structure; that the present loading of the floors imposes a far less stress on the floor construction than did the former use of these floors; that in view of the above facts, the Board is requested to grant a variance of the zoning resolution and permit the use of the rear 10 ft. of all floors of the building for business purposes as at present used; and

WHEREAS, it appears that as to the street floor store the owner has a vested right because of construction prior to zoning and that as to the upper portion of the building, as extending into the residence use district, while constructed before zoning, was for a different use now sought to be changed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b, to permit the continuance of the building as constructed and as now used, as indicated on plans filed with this application, marked "Received July 20, 1953" (1 sheet), "October 15, 1953" (2 sheets) and "January 13, 1954" (2 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, including the requirements of the Labor Law, and for this purpose the existing exits may be accepted if the factory does not exceed one person, as shown, on the second floor; that the existing fire escape shall be maintained with exit from the rear yard to the street through adjoining premises, permission for which shall be filed with the Borough Superintendent and with this Board; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

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633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application August 28, 1953—(decision of the borough superintendent) under sections 7c, 7i, and 21 of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway (Block 7815, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision without further argument; hearing closed; then laid over to March 9, 1954, for decision and further consideration of applicant's request re construction of building; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Kings highway and Flatbush avenue are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated August 24, 1953 and December 10, 1953, acting on N.B. Applic. 865-52, read:

"1. Proposed addition of building for accessory sales, lubrication, car washing and minor motor repairs, and gas pumps to an existing gasoline service station, partly in a 'Business' use and partly in a 'Residential' use district is in violation of Article II, P. #3 and P. #4(a) subsections 29 and 46 and Article II, P. #6 of the Zoning Resolution.

2. Proposed premises in a transition from non residential to residential use with signs, show windows and business entrances within a distance of 75 ft. of the residence zone, is in violation of Article II, P. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 104 ft. and 124.32 ft. frontage by 100 ft. in depth, irregular, on which is located a gasoline service station with an accessory building 20 ft. by 15 ft., one story in height, of class 3 construction, two open grease pits and a one-story stucco building at rear of plot and an open lift at Kings highway frontage; that these are all to be demolished; that it is proposed to erect a new accessory building 62.5 ft. by 30 ft., one story in height, of class 3 construction, eight 550-gallon gasoline tanks, four dispensing pumps, with two curb cuts each on Kings highway and Flatbush avenue; and

WHEREAS, the applicant contends that the gasoline service station on these premises was erected in 1924 under N.B. 17166-1923 and certificate of occupancy No. 26113 was issued on May 28, 1924 for a gasoline station covering the entire lot; that the owner now desires to demolish the existing structures and to erect a new three-bay service station building; that it is to be 62 ft. 6 in. long by approximately 30 ft. in depth and is to accommodate, in addition to the office, a two-bay lubritorium, a car wash bay, ladies' and men's rest rooms and a storage and heater room; that the construction will be of class 3 type with concrete foundations, masonry walls and wood roof; that the building will be of a

canopy design and on the parapet above the office, an illuminated free-standing sign is proposed; that two 2-pump islands are proposed instead of the existing 3-pump island, with eight new 550-gallon underground gasoline storage tanks; that four of the existing six curb cuts will be enlarged and the remaining two will be closed and the curbing replaced; that the interior property lines will be fenced and curbed up to the new building; that the entire premises, with the exception of the concrete pump-island mats, will be paved with asphalt; that the existing lift is to be removed, as well as the grease pits, referred to; and

WHEREAS, the applicant further contends that each of the three streets abutting this property is an important vehicular thoroughfare, with ever increasing traffic; that the existing station does not meet the present day requirements of either the public or progressive service station operation; that the proposed modernization will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be granted to reconstruct and rearrange the legally existing gasoline service station; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i, and A, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the existing gasoline service station to be reconstructed and arranged substantially as proposed on plans filed with this application marked "Received August 28, 1953," 4 sheets, "December 22, 1953," 1 sheet, and "March 5, 1954," 1 sheet, *on condition* that all existing uses on the premises shall be removed and the premises shall be rearranged substantially as indicated on such plans above cited; that the accessory building shall comply with the requirements of the Building Code, and in all other respects shall be of the design and arrangement as indicated on such plan marked "Received March 5, 1954," except that the facing of the accessory building, except for the band course, shall be of brick or other approved masonry material; that there may be a letter sign on the parapet as indicated on such plan filed marked "Received March 5, 1954,"; that no other signs shall be erected on the accessory building and no other sign shall be maintained on the premises except there may be a post standard erected within the building lines near the intersection for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend for a distance over the building line of 4 ft. with leaves reading both on Kings highway and Flatbush avenue; that pumps shall be not nearer than 15 ft. to the street building line and shall be of a low approved type; that the 550 gallon tanks shall be restricted to eight (8) such tanks; that on the interior lot lines to the west and north there shall be erected, where walls of the accessory building do not occur, a masonry wall not less than 5 ft. 6 in. in height and properly coped; that there shall be no windows in the accessory building opening to adjoining properties; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalk and curbing around the premises shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to existing curb cut to Kings highway, relocated and widened as shown on such plans, and two curb cuts to Flatbush avenue relocated and of the size as indicated; that where not occupied by accessory building and pumps the balance of the premises shall be paved with concrete or asphaltic pavement; that under Section 7, Subdivision i, there may be minor repairs with hand tools only for adjustments and maintained solely within the accessory build-

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ing; that under Section 7, Subdivision A, the show windows may be as proposed; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: S. Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A.M., at request of applicant, to obtain letter as to exit.

Adjourned: 12:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 9, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application reopened September 22, 1953—re Master Boiler Sales Co., Oil Burners Models B, C and H (previously approved) (Re Amendment to resolution as to marketing under additional trade name).

APPEARANCES—

For Applicant: Harry Londa.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 110-36-SA

February 10, 1954

Subject: Amendment to resolution as to marketing under additional trade name.

American Mohawk Co., of N. J. requested by letter dated August 6, 1953 that the resolution adopted May 26, 1936 and as amended at various times under Cal. No. 110-36-SA be amended so as to permit the Mohawk Oil Burner B.C. and H to be marketed under the additional trade name of Giffords Oil Burner. The application was reopened by a vote of the Board September 22, 1953.

Description

The Board on January 9, 1940 under Cal. No. 110-36-SA approved the Mohawk Oil Burner, Model B. The Model C is similar in all respects to the Model B except as to capacity.

Recommendation

The Committee on Test recommends that the resolution adopted May 26, 1936 and as amended at various times through May 19, 1953 under Cal. No. 110-36-SA be amended

so as to include Mohawk Oil Burner, Model C, on condition that all the requirements of the resolution adopted May 26, 1936 be complied with. The Committee further recommends that the Mohawk Oil Burner Models B, C and H, may be marketed under the trade name Gifford Oil Burner by the Aqua-Air Corp., Elmont, L. I., on condition that the requirements of the resolution adopted May 26, 1936 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 26, 1936 in accordance with the above report.

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved —Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Acoustical Formboard and Fire Rating and approved under Section C26-615.0.

APPEARANCES—

For Applicant: James C. Mangon.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-38-SM

January 29, 1954

Subject: Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Insulation Formboard and USG Acoustical Formboard and Fire Rating and approval under Section C26-618.0.

The U. S. Gypsum Company requested by letter dated November 24, 1953 that the resolution adopted February 27, 1940 and amended March 28, 1950, September 11, 1951 and June 23, 1953 be amended to include additional spans, a new bulb tee #2140, USG Insulation Formboard, USG Acoustical Formboard, Fire Rating, and approval under Section C26-618.0.

Purpose

The reinforced gypsum concrete slab construction with incombustible Sheetrock, Asbestos Cement or Mineral Fiber Formboard is used as an incombustible roof deck for all classes of construction.

With USG Insulation (Fiberboard) Formboard or USG Acoustical (Slotted Fiber Board) Formboard, the reinforced gypsum concrete slab is limited in use by the Fiberboard Rules of the Board.

Description

The present construction is identical to the previously approved USG Sheetrock Pyrofill Slab construction except that longer spans are proposed by use of a new #2140 Bulb Tee, and a 1" thick fiber board permanent formboard is used interchangeably with the ½" Sheetrock formboard. Where the 1" thick Slotted USG Acoustical Formboard is used, the steel sub-purlins are placed 24" on centers, as the board is only manufactured in this width.

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The new #2140 Bulb Tee is made from re-rolled railroad rails and has a weight of 3.65 lbs. per lineal foot.

In use, the steel tee sub-purlins are placed across the structural steel purlins and fillet welded to the purlins. A permanent form of Owens Corning Fiberglass Formboard (approved under Cal. No. 364-50-SM) USG— $\frac{1}{2}$ " thick Sheetrock Formboard, $\frac{1}{4}$ " thick Asbestos Cement Formboard, or 1" thick USG Insulation Formboard or 1" thick USG Acoustical Formboard is then laid on the upper side of the lower flanges of the tees. Electrically welded galvanized steel mesh BD 1214 consisting of No. 12 gauge wires 4" on centers running across the tees and No. 14 gauge wires 8" on Centers crossing the No. 12 gauge wires perpendicularly or a $1\frac{1}{2}$ " Hexagonal galvanized twisted wire mesh of 17 gauge is then placed in the forms and running across the tees. Mill mixed gypsum concrete, either Pyrofill or Perlofil, is then poured into the form completely embedding the mesh and covering the tees and is screeded or troweled to proper smoothness.

Over this roof slab is then applied roof insulation, if desired, and built up roofing or other weather proofing.

Inspection and Test

Sheetrock Pyrofill test slabs and USG Insulation Pyrofill test slabs and USG Acoustical Pyrofill test slabs were constructed at the applicant's plant at New Brighton, Staten Island, New York by mechanics, regularly engaged in this work. The panels were tested in accordance with the requirements of Section C26-626.0, Administrative Building Code, with the loads being transferred to the test panel by a loaded platform resting on rollers placed at the third points of the span; tests were witnessed by John A. Darts, Assistant Engineer, Committee on Test, and John H. Crumbaugh, and W. W. Bainbridge representing the applicant.

The test panels for testing spans each consisted of sub-purlins tees, spaced as described below, with an unsupported half panel poured beyond each of the outside subpurlins.

Results of Test:

- Slab 1. $\frac{1}{2}$ " Sheetrock Formboard
#2140 Bulb Tee $32\frac{5}{8}$ " on centers
2" Pyrofill
Span 9' — 8" center to center of supports
Clear Span — 9' — 4"
Area under test 78.9 sq. ft.
Load 13,648# Platform started to touch slab.
Discontinued
Safe carrying capacity in accordance with C26-626.0
 $13,648 \div 78.9 = 173$ PSF
 $173 \div 4$ factor of safety = 43.2 PSF safe carrying capacity.
- Slab 2. Same construction as slab 1 except span reduced to 9' — 2" center to center of supports, clear span 8' — 10"
Area under test 74.7 sq. ft.
Load 15,328# Discontinued
Safe carrying capacity in accordance with C26-626.0
 $15,328 \div 74.7 = 205$ PSF
 $205 \div 4 = 51$ PSF safe carrying capacity
- Slab 3. End Bays and overhanging half panels — 1"
USG Insulation. Formboard. Center Bay 1" Slotted USG Acoustical Formboard #2140 Bulb Tee $24\frac{5}{8}$ " on centers
2" Pyrofill
Span — 10' — 8" center to center of supports
Clear span 10' — 4".
Area under test 87.5 sq. ft.
Load 16,408 lbs. Platform started to touch slab.
Discontinued.
Safe carrying capacity in accordance with C26-626.0
 $16,408 \div 87.5 = 187.5$ PSF.
 $187.5 \div 4 = 46.8$ PSF

Slab 4. To test formboards only

Slab 4 ft. long
Outside 2 panels 1" USG Insulation Formboard $32\frac{5}{8}$ " wide
Center panel 1" Slotted USG Acoustical Formboard $24\frac{5}{8}$ " wide
Load each bay on third points on 2" O.D. Pipe parallel to purlins
Area under test 10.9 sq. ft. end bays, 8.2 sq. ft. center bay
Load end bays 2749 lbs. each, center bay 3001 lbs.
Test discontinued. No visible cracks or sign of failure
Safe carrying capacity in accordance with C26-626.0
 $2749 \div 10.9 = 252$ psf
 $252 \div 5 = 51.5$ psf safe capacity (modified continuous span)
 $3001 \div 8.2 = 366$
 $366 \div 6 = 61$ psf (safe carrying capacity) (continuous span).

Examination of the #2140 bulb tees removed from all test panels showed no evidence of lateral buckling proving that the 2" thick reinforced Pyrofill slab gave adequate lateral support to the steel sections.

Two fire endurance tests were conducted at the National Bureau of Standards, panels No. 296 and 297 on Sheetrock Pyrofill applied over bar joists and the underside of the bar joists protected by a standard steel grillage of $1\frac{1}{2}$ " channels 4' — 0" on centers and $\frac{3}{4}$ " channels 12" on center. $\frac{3}{8}$ " Perforated Rocklath was clipped to the channels by U.S.G. Bracketite Clips and ends secured with Bridgjoint clips. Over this was applied a Scratch Coat of Gypsum Perlite plaster (100 lbs. gypsum to 2 cubic feet of Perlite) and a brown coat of Gypsum Perlite plaster (100 lbs. gypsum to 3 cubic feet of Perlite) applied in equal thicknesses to a total thickness of $1\frac{1}{8}$ ", over which a $\frac{1}{8}$ " thick white lime putty finish was applied. This was approved as a $1\frac{1}{2}$ hour short span fire resistive ceiling for the protection of joists, beams and girders under Cal. No. 439-51-SM. Tests were witnessed by Chief Engineer, L. V. Huber, Committee on Test. Copies of the report of test are in the file and area part of the record of Cal. No. 439-51-SM.

Recommendation

On the basis of the data furnished by the applicant and inspection and tests conducted, the Committee on Test recommends that the resolution adopted February 27, 1940 and amended March 28, 1950, September 11, 1951 and June 23, 1953 be amended to include approval of U. S. G. #2140 Bulb Tees for a clear span of 8'—4" at not over 43.2 lbs. per square foot uniform loading including roof insulation and roofing and U.S.G. #2140 Bulb Tees for a clear span of 8'—10" at not over 51 lbs. per square foot uniform load including roof insulation and roofing, bulb tees not over $32\frac{5}{8}$ " on centers, and U.S.G. #2140 bulb tee, not over $24\frac{5}{8}$ " on centers, for clear span of 10'—4" at not over 48 lbs. per square foot uniform load including roof insulation and roofing and further that the resolution be amended to permit the use of 1" thick USG Insulation Formboard and USG Acoustical Formboard, in all classes of construction subject to the Fiber Board Rules of the Board, especially Rule 3 as to area, and that Sheetrock Pyrofill with a hung ceiling of Rocklath and $1\frac{1}{16}$ " of Perlite Gypsum plaster having passed a $1\frac{1}{2}$ hour fire endurance tests shall be approved for class 2 roof decks under C26-615.0.b, C26-618.0 and C26-620.0.c.1.b and that Pyrofill roof decks on incombustible Sheetrock, Asbestos, Cement, or Owens Corning Fiberglass formboards, having been previously approved as an incombustible roof deck for all classes of construction where a three hour ceiling is hung below it as provided under C26-575 and in class 2 construction for floor and roof, where at least a $1\frac{1}{2}$ hour ceiling is hung below

MINUTES

it as provided under C26-620.0C.1.b, provided that all other provisions of the resolution as adopted February 27, 1940 as amended under Cal. No. 236-38-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 in accordance with the above report.

426-38-SA—Vol. III

APPLICANT—American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application reopened December 1, 1953 as Vol. III—re Arcoflame Oil Burner (domestic oil burner), Models MF-A, MF-W and MF-S.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 426-38-SA-Vol. III February 3, 1954

Subject: Amendment to resolution to include additional models of oil burners.

American Radiator & Standard Sanitary Corp. requested by filing an application December 1, 1953, that this resolution adopted July 12, 1938, and amended through July 8, 1941 under Cal. No. 426-38-SA-Vols. I and II be amended to include models MFA; MFW and MFS. The application was reopened December 1, 1953 under Cal. No. 426-38-SA-Vol. III.

Description

The Board approved the models M and MF, July 8, 1941 under Cal. No. 426-38-SA-Vol. II. The new models MF-A; MF-W and MF-S are the same as the model MF, except for the mounting plate; which is used to affix the burner to the furnace or boiler. There is no other change whatsoever in the construction of the burner or in the controls.

Recommendation

The Committee on Test recommends that the resolution adopted July 12, 1938 under Cal. No. 426-38-SA-Vol. I be amended to include models MF-A; MF-W and MF-S so that the models recommended for approval (including those models previously approved) under this recommendation are the following Arcoflame Oil Burner, Models B, C, L, D, DF, M, MF, MF-A, MF-W and MF-S, and the Arcoflame Heating Units—64 and 65, on condition that the requirements of the resolution adopted July 12, 1938 under Cal. No. 426-38-SA-Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 12, 1938 in accordance with the above report.

981-41-SM

APPLICANT—Kaustine Furnace and Tank Corp., new owner Kaustine Co., Inc., former owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Kaustine 275 gal. Obround Fuel Oil Tank, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant requested a reopening and amendment of the resolution in regards to a new owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on September 29, 1942, only as to reference to the name of the owning company, so that as amended this portion of the resolution shall read:

"Kaustine Furnace and Tank Corp., new owner; Kaustine Inc., former owner."

255-47-SM

APPLICANT—Baltimore and Paulson, for Durastone Face Products, Inc., owner.

SUBJECT—Application reopened May 12, 1953—re Durastone Faced and Backing Blocks, previously approved (amendment dismissed re Dura Crete)—(Re Amendment to resolution as to requirement of periodic test).

APPEARANCES—

For Applicant: Richard L. Baltimore, Jr. and William Springsteen.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 255-47-SM February 3, 1954

Subject: Amendment to resolution as to requirement of periodic test.

Baltimore & Paulson, for Durastone Face Products, Inc., requested by letter dated March 19, 1953 that the resolutions adopted September 9, 1947 under Cal. No. 255-47-SM be amended so as to waive the requirements of quarterly tests and included the name of Dura Crete. The action of the Board on April 7, 1953 under Cal. No. 255-47-SM was to dismiss the request for amendment.

A letter, dated April 10, 1953, from Baltimore & Paulson requested a reopening and amendment to the resolutions adopted September 9, 1947 under Cal. No. 255-47-SM for the purpose of amending this as to requirement of periodic test as set forth under the above resolution. The action of the Board on May 12, 1953 was to reopen as to amendment as to requirement for periodic tests only.

MINUTES

Recommendation

The Committee on Test recommends that the resolution adopted September 9, 1947 under Cal. No. 255-47-SM be amended so as to omit the requirement of periodic test reports but in all other respects the requirements of the resolutions adopted under Cal. No. 255-47-SM and the Masonry Rules of the Board be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 9, 1947 in accordance with the above report.

257-48-SM

APPLICANT—Metal Tile Products, Inc., owner.
SUBJECT—Application reopened—January 26, 1954—re Hastings Alumitile (Wall Tile), previously approved—
Re: Amendment to resolution as to change of trade name.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT ON COMMITTEE ON TEST

Re: Cal. 257-48-SM February 3, 1954

Subject: Amendment to resolution as to change of trade name.

Metal Tile Products Inc., requested by the letter dated January 5, 1954, that the resolution adopted May 11, 1948, be amended so as to permit the aluminum tile known as Hastings Alumitile to be marked under the trade name of Hastings Aluminum Wall Tile. The application was reopened by a vote of the Board January 26, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted May 11, 1948 under Cal. No. 257-48-SM be amended so as to permit the Hastings Alumitile to be marketed under the trade name Hastings Aluminum Wall Tile on condition that the requirements of the resolution adopted May 11, 1948 under Cal. No. 257-48-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 11, 1948 in accordance with the above report.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.
SUBJECT—Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53, approval of.

APPEARANCES—

For Applicant: Henry C. O'Brien.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 270-50-SA

February 3, 1954

Subject: Spacarb Mix-A-Drink, Models 4D51 and 4D53 and 3D-53, approval of.

Spacarb, Inc., Conn. filed March 30, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as Spacarb Mix-A-Drink, Models 4D-51, 4D-53 and 3D-53, under the provisions of C19-96.0 Administrative Code, and the Submerged Inlet Rules of the Board.

Purpose

The appliance is designed to automatically dispense, in a paper cup, upon insertion of a coin, a refrigerated drink with carbonated water.

Description

The appliance is a packaged unit for dispensing a refrigerated carbonated beverage. The component parts consist of the following: Refrigeration System; CO₂ System; Water System, Syrup System and the Electrical System.

The refrigeration system is a Kelvinator hermetic-sealed unit using 3¼ lbs. of Freon 12. The liquid freon flows from a liquid line valve to a strainer drier to a thermostatic expansion valve; at this point the liquid freon becomes vapor and circulates through a cast cooler to the compressor and then to the condenser where it becomes a liquid and is stored in the receiving tank.

The CO₂ system is a 20 lb. carbon dioxide I.C.C. cylinder with proper regulator and is used for carbonation.

The water system: The water line enters a strainer and the water then flows through the water pump; to the pre cool coils; to the cooler; from the cooler to the carbonator and then from the water valves to the spigot nozzle. If a non carbonated drink is required, the water by-passes the carbonator.

When the water in the carbonator reaches a low level, the water pump, controlled by electrodes, located in the carbonator, cuts in and draws water into the carbonator until the proper level in the carbonator is reached. There is a check valve located on the water line into the carbonator; which prevents gas from backing into the water line.

The syrup system—The syrup is forced, under 5 to 10 lbs. CO₂ pressure, up a pick-up tube and then through plastic syrup tubes to the syrup valve. The syrup flows through the valve to a well, where it is chilled, and then to the spigot heads. At the spigot head, the syrup discharge lines have plastic nozzles which direct the flow of the syrup to the center of the syrup deflector, which is in the center of the water nozzle, creating a mixed drink.

In operation where a coin is inserted, a contact is made releasing a paper cup to a platform after selection of the desired flavor is made. Water and syrup, which have been refrigerated are then dispensed through a stainless steel solenoid valve filling the cup. This mixture of syrup and water takes place within the cup as it is being dispensed.

Inspection and Test

The device was inspected by Asst. Engr. J. A. Darts, Committee on Test and H. C. O'Brien representing the applicant. The device operated as designed.

MINUTES

Recommendation

On the basis of the above data and the inspection and test, the Committee on Test recommends the approval of the Spacarb Mix-A-Drink, Models 4D-51, 4D-53, and 3D-53 beverage cup dispenser, for use in New York City under the provisions of C19-96.0 Administrative Code, and the instructions of the Fire Commissioner to inspectors as amended May 29, 1946, provided the electrical installation complies with the requirements of the Department of Water Supply, Gas and Electricity and that each unit installed bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 270-50-SA", and provided further that each unit be serviced at least once a year and a record card of inspection be attached to each unit showing such dates of inspection and the names of the inspectors; and further that each Spacarb Mix-A-Drink, Models 4D-51, 4D-53 and 3D-53 beverage cup dispenser, be equipped with an approved vacuum breaker installed in compliance with the Submerged Inlet Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

53-53-SM

APPLICANT—Columbus Coated Fabrics Corp., owner.
SUBJECT—Application January 23, 1953—Col-O-Vin (fabric covering for Modern Fold Doors and Upholstery), approval of.

APPEARANCES—

For Applicant: Charles R. Traphagan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the Report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 53-53-SM February 3, 1954

Subject: Col-O-Vin (fabric covering for Modern Fold Doors and Upholstery material), approval of.

Columbus Coated Fabrics Corp., Columbus, Ohio, filed January 23, 1953, an application with the Board of Standards and Appeals for approval of the material known as Col-O-Vin under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is used as a flameproof fabric in Modern Fold Doors and Upholstery material.

Description

The material is a vinyl coated 1.85 cotton drill. The cotton drill is flameproof and then the vinyl coating, which is a vinyl resin having plasticizers of a phosphate nature and inert pigments, is knife coated onto the cotton drill backing.

Inspection and Test

Samples of the material were tested in accordance with the requirements of the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test; C. R. Traphagen repre-

senting the applicant and W. H. Masterson of the Laboratory.

Results of test: There was no flashing, flaming or glow outside the charred area and the average time of glow within the charred area, was 3-1/6 seconds. The complete report is on file with and part of the record.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Col-O-Vin for use in New York City, as having met the requirements of the Flameproofing Rules of the Board, for use as a flameproof fabric under the provisions of C26-721.0.b Administrative Building Code, and C19-161.1 Administrative Code.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each wrapper in which Col-O-Vin is marketed by Columbus Coated Fabrics Corp. shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 53-53-SM."

The Committee further recommends that Modern Fold Doors made of this material shall not be installed in locations required to have fire resistive opening protective assembly or where an incombustible or hardwood door is permitted, and not to be installed in such a way as to block required means of exit.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

269-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (gravity type furnace), Models GG80 and GG100, approval of.

APPEARANCES—

For Applicant: Kenneth F. Muldoon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 269-53-SA January 27, 1954

Subject: Williams Gas-O-Matic, Models G G 80 and G G 100, approval of.

Eureka Williams Corp., Illinois filed February 5, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as Williams Gas-O-Matic, Models GG 80 and GG 100 under the provisions of Chapter 12 Article 26 Administrative Building Code.

Purpose

The appliance is a gas fired warm air furnace for domestic and commercial installation but not to be used in garages or places of explosive atmospheres.

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Description

The appliance is a packaged gas fired warm air furnace. The jacket is of light gauge steel with a baked enamel finish. The insulation is of fibre glass and aluminum foil. The burner is a circular cast iron raised port burner drilled especially for the type of gas used. The heat exchanger is of circular construction made of 16 gauge steel.

The controls consist of pilot generator with automatic main gas control valve, gas pressure regulator, main manual gas shut off valve, manual adjustable pilot valve, thermostat, and a safety pilot with 100% shut off when LP gas is used and a pilot gas filter when manufactured gas is used.

Inspection and Test

A unit was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test. The appliance functioned as designed and the controls operated as required. The appliance has been approved by the American Gas Association under Certificate numbers 4-967-1.101.5; 4-961-1.001-5 and 4-961-2.001-5.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Williams Gas-O-Matic Models GG 80 and GG 100 when constructed in accordance with this report and installed in accordance with the requirements of Article 12 Chapter 26 Adm. Bldg. Code. for domestic and commercial installations; but not to be used in garages or places of explosive atmospheres, on condition that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 269-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

270-53-SA

APPLICANT—Eureka Williams Corp., owner.
SUBJECT—Application February 6, 1953—Williams Gas-O-Matic (forced air furnace), Models GB-93, GB-109 and GB-125, approval of.

APPEARANCES—

For Applicant: Kenneth F. Muldoon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 270-53-SA January 27, 1954

Subject: Williams Gas-O-Matic (forced air furnace), Models GB-93, GB-109 and GB-125, approval of.

Eureka Williams Corp., Illinois, filed February 5, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as Williams Gas-O-Matic (forced air furnace) Models GB-93, GB-109 and GB-125 under the provisions of Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired forced air furnace for domestic and commercial installation but not to be used in garages or places of explosive atmospheres.

Description

The appliance, a gas fired forced warm air furnace, is a packaged unit. The jacket is of light gauge steel with a baked enamel finish.

The insulation is fibre glass and aluminum foil. The heat exchanger is made up of a series of flues made of 12 gauge steel, through which the heat from the burners pass. The burners are cast iron drilled raised port type burners. The unit is equipped with a centrifugal blower type for a $\frac{1}{8}$ to $\frac{1}{4}$ H.P. motor with thermal overload and low voltage protection.

The controls are as follows: room thermostat, combination fan and limit control, electric main control valve, gas pressure regular (omitted on LPG units), main manual gas shut off valve, adjustable pilot shut off valve, automatic pilot and a pilot gas filter (on manufactured gas units only).

Inspection and Test

A unit was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test. The appliance functioned as designed and the controls operated as required. The appliance has been approved by the American Gas Association under Certificate Numbers 4-822-5.701-5; 4-822-1.501-5, 4-(822-5.7 & -1.5 & 2-7).001-5, 4-(822.5 & -2.5).001.5, 4-(822-9 & -1.9).001.5 and 4-(8229,-2.7 & -1.5).001-5.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Williams Gas-O-Matic (forced air furnace) Models GB-93, GB-109 and GB-125 when constructed in accordance with this report and when installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code for domestic and commercial installations, but not to be used in garages or places of explosive atmospheres, on condition that each unit bears a label permanently affixed readings as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 270-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

719-53-SM

APPLICANT—Goodall Fabrics, Inc., for Goodall-Sanford, Inc., owner.

SUBJECT—Application October 2, 1953—Redo 7327-4042 BCO Grain (flameproofed fabrics), approval of.

APPEARANCES—

For Applicant: E. S. Lancaster.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 719-53-SM

February 3, 1954

Subject: Redo 7327-4042 BCO Grain (flameproof fabric), approval of.

Goodall Fabrics, Inc., for Goodall-Sanford, Inc., Maine filed October 2, 1953, an application with the Board of Standards and Appeals for approval of the material known as Redo 7327-4042 BCO Grain (flameproof fabrics) under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is used as a flameproof fabric in Modern Fold Doors and upholstery material.

Description

The material consists of woven cotton fabric coated with vinyl plastic. The cotton fabric is flameproofed with diammonium phosphate salt and the vinyl with antimony oxide and alkylaryl phosphate (stabilizer). The total weight of the finished material is 27 ozs. per yard (54" wide).

Inspection and Test

Samples of the material were tested in accordance with the requirements of the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test, E. S. Lancaster representing the applicant and W. H. Masterson of the laboratory.

Results of test: There was no flashing, flaming or glow outside the charred area and the average time of glow, within the charred area, was 2 5/6 seconds. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Redo 7327-4042 BCO Grain (flameproof fabric) for use in New York City, as having met the requirements of the Flameproofing Rules of the Board, for use as a flameproof fabric under the provisions of C26-721.0.b Administrative Building Code, and C19-161.1 Administrative Code.

Tests for each specific installation or any retests thereof, shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with Flameproofing Rules of the Board.

The Committee further recommends that each wrapper in which this material is marketed by Goodall Fabrics, Inc., shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 719-53-SM."

The Committee further recommends that Modern Fold Doors made of this material shall not be installed in locations required to have a fire resistive opening protective assembly or where an incombustible or hardwood door is permitted, and not to be installed in such a way as to block required means of exit.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1014-41-SA—Vol. II

APPLICANT—Fire Devices, Inc. (New York), owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Spot Fire Lowecator (fire detection thermo-

stats), Models 501, 502, 503 and 504 (previously approved re Spot Fire Detector, Models 101 and 102).

APPEARANCES—

For Applicant: Cy Harriman.

ACTION OF BOARD—Application reopened as Vol. II, for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

647-53-A

APPLICANT—Pasquale Tirino, owner (John Lussi, lessee).

SUBJECT—Application August 26, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed Wilcox street.

PREMISES AFFECTED—962 Richmond avenue, west side, 75.09 ft. south of Monsey place (Block 1704, Lot 56), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Angelo Costantino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1953, on Alt. Applic. 441/52, reads:

"The proposed one story extension to the existing structure at the above location falls within the limits of Wilcox Street and is therefore contrary to General City Law Article 3, subdiv. 35, which provides that no permit shall hereafter be issued for any building in the bed of any street or highway shown or laid out on the official map or plan, etc."

and

WHEREAS, the applicant states that the building is one story 9 ft. and 12 ft. 8 in. in height, of Class 1 and 3 construction, 30 ft. by 20 ft. in area, erected prior to 1916 on a lot 73 ft. front by 116 ft. irregular in depth, in a business and residence use, D area, Class 1 height district; used and occupied since prior to 1916 as store and proposed to be increased to 65 ft. 6 in. front by 20 ft. in depth and to be used as a store and diner storage; and

WHEREAS, the applicant contends that the erection of the proposed one-story extension to existing structure will not prejudice the city, although the proposed extension falls within the limits of Wilcox street as proposed on the city map; that the applicant who is the owner of the premises waives any claim for damages to the proposed extension in the event of condemnation by the city of land necessary for the acquisition of the street as mapped; and

WHEREAS, the applicant contends that although Wilcox street is shown on the city map it is not physically laid out; that the time when it will be physically laid out if at all is very indefinite; that there is no monetary provision in the budget for the laying out and construction of such street; that only the northerly half of proposed Wilcox street lies on part of lot in question; that the owner has regularly paid his taxes on the premises and unless he is permitted the use of his property so as to derive the best possible income, he will be deprived of what is justly due to him, even though no one can be prejudiced by such use.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 441/52, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the construction and use of the building as proposed within the mapped bed of Wilcox

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street, *on condition* that in the event the city acquires the premises for the construction of such Wilcox street, the owner will remove the building herein permitted to be erected within the mapped bed of Wilcox street at his own expense and make no claim for compensation other than for the value of the land itself as may be determined by the court; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto as required in a business zone.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St. Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider new decision, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

493-52-A

APPLICANT—Frank J. Ross, for Leo D'Alessio, owner.

SUBJECT—Application for consideration—reopening re amended plans and new decision—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—597-603 Crescent avenue, north side, 45.06 ft. west of Hughes avenue (Block 3073, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Peter R. Viscardi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing March 23, 1954, at 2 P. M., for consideration as to amended plans and new decision in connection with changing of fire escape and stairs.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent, (previously granted on condition).

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal withdrawn as to Vol. IV.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 8, 1953 as to Alt. 933/53 reads:

"1. Since the C.O. 8283-50 was granted under B.S.A. 402-41-A Vol. II (Bul. 3-Vol. 35), any proposed change in the number of beds should be referred back to the B.S.A. for approval."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

36-54-A

APPLICANT—Vahan Hagopian, for Collegiate School, Inc., owner.

SUBJECT—Application January 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—254 West 78th street, south side, 116 ft. west of Broadway (Block 1169, Lot 58½), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles K. Hirzel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 24, 1953 s to Alt. a804/53 reads:

"2. Provide a lawful means of egress as per 6.1.2.2.3 B.C. from each floor area including cellar."

and

WHEREAS, the applicant requested withdrawal of this appeal to comply.

Resolved, that this appeal be and it hereby is *withdrawn*.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

APPEARANCES—

For Applicant: David Stein.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 6, 1954, at 2 P. M. pending action by the Board on the application for approval of product which has been filed under Cal. No. 171-54-SM.

306-49-A—Vol. IV

APPLICANT—DeRose and Cavalieri, for Mary Valente, owner.

SUBJECT—Appeal reopened January 5, 1954—re appeal from decision of the Borough Superintendent.

PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (14th floor); (Block 1167, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 2 P. M. to permit applicant to discuss matter with owner.

MINUTES

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner and Louis Rabinowitz.

For Owner: Joseph G. Blum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 2 P. M. to permit consideration of application for zoning variance, Cal. No. 148-54-BZ.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

APPEARANCES—

For Applicant: Gordon I. Novod and Anthony P. Gior-daino.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 23, 1953, at 2 P. M. for inspection and decision.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

APPEARANCES—

For Applicant: Haig Haygooni and Arsen Artin.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 6, 1954, at 2 P. M. for inspection and decision.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96, 97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51, inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus and Alex Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 2 P. M.; applicant to file revised plans.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.

SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-33 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 2 P. M. for applicant to file revised plans.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carmine T. Capria.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 2 P. M. for inspection and further consideration.

746-22-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for N. W. E. 122nd St. Corp., owner.

SUBJECT—Application for consideration—reopening and approval of revised working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs and office, and permitting the parking of more than five motor vehicles, previously denied re the erection of a garage for more than five motor vehicles.

PREMISES AFFECTED—1760-1766 Park avenue, northwest corner of East 122nd street (Block 1748, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and amended working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 28, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on November 10, 1953; and

WHEREAS, the applicant submitted amended working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* amended working drawings marked "Received December 22, 1953" (2 sheets) in substitution of working drawings previously approved on November 10, 1953, as in substantial compliance with the requirements of the resolution adopted by the Board on July 28, 1953. (N.B. 10/53)

575-25-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Leah Himmelstein, owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles and motor vehicle repair shop, to manufacturing using more than the percentage of the area than is permitted.

PREMISES AFFECTED—1-11 Lefferts avenue, north side, from Flatbush avenue to Washington avenue; 507-511 Flatbush avenue and 1118-1128 Washington avenue (Block 1197, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 13, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 19, 1944, as thereafter amended by resolutions adopted through January 13, 1953, by adding thereto the following:

"that in view of the decision of the Borough Superintendent under Alt. Applic. 1656/52, Objection 2, disapproved March 5, 1954, that the variance heretofore granted on the loading space may be continued on condition that in all other respects the building and occupancy shall comply with all requirements therefor as to proposed change of use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 1656/52)

684-52-A

APPLICANT—Reginald S. Hardy, for Leah Himmelstein, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1-11 Lefferts avenue, north side, from Flatbush avenue to Washington avenue; 507-511 Flatbush avenue and 1118-1128 Washington avenue (Block 1197, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 13, 1953, by adding thereto:

"that in view of the change of use and the new decision rendered by the Borough Superintendent under Alt. App. 1656/52, Objection 1, dated March 5, 1954, the variance permitted herein may be continued, provided the building conforms in all other respects with all laws, rules and regulations relating to the proposed changed occupancy and also complies with the requirements of the resolution amended this day under Cal. No. 575-25-BZ. Vol. III." (Alt 1656/52)

454-37-BZ

APPLICANT—Henry G. Harrington, for Mary A. Breslin and Elsie F. Breslin, owners (Joseph Papagno, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—9105-9115 3rd avenue east side, 31 ft. south of 91st street and 310-320 91st street (Block 6086, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 10, 1939, on certain conditions; and

WHEREAS, the resolution was amended on December 2, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 10, 1939, as thereafter amended by resolutions adopted through January 22, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this amended resolution, to permit * * *; that other than as herein amended, the resolutions adopted as above cited, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 13742/38 disapproved 1/29/54)

705-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anthony De Feo, new owner, Rockade Realty Corp., former owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—170 Beach 105th street, northeast corner of Shore Front parkway (Block 643, Lots 10, 17 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 22, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, as thereafter *amended* by resolutions adopted through April 22, 1952, only as to recording a new owner and extending the term of the variance, so that as *amended* the resolution shall read:

"Anthony De Feo, new owner; Rockade Realty Corp., former owner, *granted* under section 7, subdivision h of the zoning resolution, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein amended, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. App. 6142/42, Misc. App. 4551/48)

382-50-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Cono and Conetta Liquori, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue, and Highland place frontage and office, for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 7, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 7, 1952, as thereafter *amended* by resolutions adopted through October 6, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision e for a term of one (1) year, from the date of this *amended* resolution, to permit . . . that other than as herein *amended* the resolutions above cited shall be complied

with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 3031/51)

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district, the proposed stores in 1st story of the present non-fireproof, 6 story and cellar class A hereafter erected, multiple dwelling; previously granted on condition the erection of a six story multiple dwelling with business use (stores) on the 1st story.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner (Block 2456, Lot 163), Borough of The Bronx.

APPEARANCES—

For Applicant: William Lamb and Harry M. Prince.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for rehearing under Section 7e of the zoning resolution, previously granted under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed erection of a warehouse, office and loading space for plumbing and heating supplies; the proposed loading on 48th avenue is within 50 ft. of the intersection of 49th street and 48th avenue; previously granted on condition re the additional use of storage for pipe as well as parking and storage of more than 5 motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner (Block 2287, Lot 1), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner. (Eskay Carpet Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of use from paper box manufacturing on 1st and 2nd floors to storage and distribution of floor tile, adhesives, metal drapes, etc. Loading and unloading on 1st floor, and manufacture of counters, bars, tables, etc. on 2nd floor; previously granted on condition re manufacture of paper boxes.

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New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

PREMISES AFFECTED—235-145 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the construction of a gasoline service station and the extension of the existing building for use as motor vehicle repair, body and fender work, incidental paint and spray work, lubricatorium, minor auto repairs, car washing, office and sales, with parking and storage of motor vehicles; previously granted on condition re the change in use of buildings at rear of plot to be used for motor vehicle repair shop and welding, and to maintain the existing open sale and display of new and used cars, the parking of cars being serviced, and the parking and storage of motor vehicles; and permitting the erection of an extension to existing store and office at front of plot to be used for auto body and fender work, painting and spraying.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner (Block 6082, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider alteration and extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, MARCH 12, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

958-47-SR—Vol. II

SUBJECT—Proposed Rules covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of The City of New York.

APPEARANCES—Max Siegel, R. Newburger, D. Bluestone, L. W. Baff, S. S. Rosen, S. M. Ripps, E. Niedelman, Morris Rudikoff, Nathan Cummings, Robert Gelman, David Giesser, Carl Blackman, David Warren, Carl Forest, William Giles, Thomas Fortune, Paul Weiss, Ralph B. Newburger, Stanley Goldstein, Frank Pollatsek, Louis Gelman, David M. Bluestone, Seymour Reiner, Sidney Sosman, W. R. Allen, D. Graham, A. V. Leudenmann, A. Weiner, Patrick Carter, Mark T. Smith, Irving Weber, Harry Stricoff, George McKinley, Joseph C. Haus, Ferd. J. Chmielnicki, Mercer L. Stockell, Herman E. Horwood, Mr. Kurtliegner and Charles F. Smith.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 22, 1954, at 10 A. M. for further consideration; all briefs to be filed and exchanged with others by April 9th.

Adjourned: 11:30 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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209-53-BZ and 447-53-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March
16, 1954, Affecting Calendar Numbers 798-53-A—Vol.
II, 4-54-A, 327-53-A, 690-53-A, 844-53-A, 849-28-BZ—
Vol. II, 1149-38-BZ—Vol. II, 986-40-BZ, 493-41-BZ,
63-44-BZ, 470-45-BZ—Vol. II, 974-46-BZ—Vol. II, 742-
51-BZ, 414-41-BZ—Vol. III, 896-49-BZ—Vol. II, 246-
50-BZ—Vol. III, 823-49-BZ—Vol. II, 344-38-BZ—Vol.
II and 367-53-BZ.

Correction Affecting Calendar Numbers 66-48-BZ and
1018-48-BZ.

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to March 16, 1954

Cal. No. Dept. Premises Affected

167-54-A—H.B.Q.—22-02 to 22-04 Beach Channel drive and 22-09 to 22-11 Regina avenue (Block 216, Lot 58), Far Rockaway, Borough of Queens (under section 35, General City law re premises in bed of mapped street—proposed widening of Regina avenue), N.B. 54-54.

168-54-BZ—H.B.B.—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn, Alt. 5356-53.

169-54-A—H.B.B.—799-805 Washington avenue and 411 Lincoln place, southeast corner (1st floor); (Block 1180, Lot 6), Borough of Brooklyn, Alt. 5356-53.

170-54-A—H.B.B.—917 Bedford avenue, east side, 140 ft. south of Willoughby avenue (Block 1762, Lot 27), Borough of Brooklyn, Amendment to Alt. 2433-52.

171-54-SM—Roxbord (decorative wall panel), manufactured by National Tileboard Corp., Material.

172-54-BZ—H.B.R.—2000 Victory boulevard, southwest corner of Perry avenue (Block 723, Lot 9), West Brighton, Borough of Richmond, N.B. 954-53.

173-53-BZ—H.B.M.—348-350 West 53rd street, south side, 245 ft. east of 9th avenue (Block 1043, Lots 153 and 54), Borough of Manhattan, Alt. 178-54.

174-54-A—H.B.B.—351 Jay street, east side, 150 ft. south of Myrtle avenue (Block 147, Lot 9), Borough of Brooklyn, Alt. 4790-53.

175-54-A—H.B.M.—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue (Block 1275, Lot 61), Borough of Manhattan, B.N. 514-54.

176-54-SA—S. T. Johnson Co. Oil Burner, Model 53, manufactured by S. T. Johnson Co., Appliance.

177-54-SM—Weld-O-Bond (bonding agent), manufactured by California Stucco Products of N. E., Inc., Material.

178-54-SM—Republic Brass Co. Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head, manufactured by Republic Brass., Material.

179-54-A—H.B.Bx.—South side of West 249th street, from Arlington avenue to Henry Hudson parkway (Block 3419, Lot 91), Borough of The Bronx, revocation of permit re N.B. 1248-53.

180-54-A—H.B.Bx.—North side of West 247th street, from Arlington avenue to Henry Hudson parkway (Block 3419, Lot 1), Borough of The Bronx, re revocation of permit re N.B. 1247-53.

181-54-SM—Alsynite Series 200-FR (translucent fiber glass panels), manufactured by Alsynite Company of America, Material.

182-54-SM—Brainard Scaffolding System (stationary and rolling tubular steel scaffolding—heavy duty type—for use in the construction, maintenance and industrial fields), manufactured by Brainard Steel Division, Sharon Steel Corp., Material.

183-54-SM—Wiremold Flexible Air Duct, Models 87-1A, 57-1A, 87-2B, 8D-3A and 87-3A, manufactured by The Wiremold Co., Material.

184-54-SA—Humphrey Radiantfire Circulator, Models 20-40 and 60 (for space heating—domestic and commercial), manufactured by General Gas Light Co., Appliance.

185-54-A—H.B.Q.—15-35 149th street, east side, 75 ft. south of 15th road (Block 4663, Lot 4), Whitestone, Borough of Queens, Alt. 117-54.

186-54-A—H.B.M.—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue (Block 795, Lot 17), Borough of Manhattan, Amendment to Alt. 1446-53 and 1447-53.

187-54-A—H.B.Bx.—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (cellar and 2nd floor); (Block 3078, Lots 54, 56, 58 and 48), Borough of The Bronx, Amendment to Alt. 547-48.

188-54-SM—Bolta-Wall (wall covering), manufactured by the Bolta Corp., Material.

Restored to Docket

414-41-BZ—Vol. III—H.B.B.—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue (Block 7061, Lots 14 and 16), Borough of Brooklyn, Alt. 596-54.

896-49-BZ—Vol. II—H.B.Q.—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens, N.B. 4750-53.

246-50-BZ—Vol. III—H.B.Q.—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens, N.B. 5535-52.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar. 18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules.....	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection.....	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Apr. 1, 1952—Vol. 37, No. 14A
Opening Protective Assemblies, Rules for Inspection of.....	Apr. 8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 23, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing using more than the area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

Laid over from February 9, 1954, to March 23, 1954, for inspection and decision without further argument; hearing closed.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec Inc., lessee).

SUBJECT—Application, December 4, 1952, reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a business use district, the reconstruction and erection of existing gasoline service station to include, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

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Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application, August 19, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h, and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953—re Application (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 and 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning

resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53; then to March 23, 1954, at request of the applicant, for his consideration as to revision of plans.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of The Bronx.

Laid over from January 26, 1954, to March 2, 1954, for inspection and decision without further argument; hearing closed; then to March 16, 1954, for decision after applicant has submitted required information; then to March 23, 1954, for further consideration and decision; no further hearing.

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473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

Laid over from January 5, 1954, to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument; then to March 16, 1954, for inspection and decision; then to March 23, 1954, for inspection and decision; hearing closed.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

Laid over from March 16, 1954, to March 23, 1954, for applicant to obtain new objection from Borough Superintendent and file revised plans.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

147-44-BZ—Vol. III

APPLICANT—William S. Shary, for 166-172 Livingston Street, Inc., owner (Robert Hall Clothes, lessee).

SUBJECT—Application, October 27, 1953, reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the use of structure on first floor for stores and storage and on the second, third, and fourth floors manufacturing in excess of permissible percentage.

PREMISES AFFECTED—166-176 Livingston street, south side, 97 ft. 11 in. east of Smith street and 147-157 Schermerhorn street (Block 164, Lot 13), Borough of Brooklyn.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application reopened October 20, 1953 (September 29, 1953), as Vol. II—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway, using more than the area permitted, and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

342-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Levine and Verschleiser, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of site as meeting rooms and cabaret in addition to catering and dining and stores.

PREMISES AFFECTED—2633 Broadway, west side, 40 7½ in. south of West 100th street (Block 1871, Lot 53), Borough of Manhattan.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the

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erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, south-east corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

849-53-BZ

APPLICANT—Anthony J. Di Bitetto, for Lorenze Schneider Co., Inc., and F. K. Brown, owners.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of owner's, customer's and employee's motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th avenue, south side, 230 ft. east of 217th street 217-25 Sigourney avenue, north side, 114.48 ft. east of 217th street and 217-01 99th avenue (Block 10763, Lots 23 and 64), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 23, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 23, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

386-53-SA

APPLICANT—Detrex Corporation, owner.

SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421.

573-53-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application July 2, 1953—Wayne Gasoline Dispensing Pump, Models 505-DUO-1 and 505 DUO-2.

649-53-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application August 14, 1953—Wayne Gasoline Dispensing Pump, Models 500, 505, 500CDM and 505-CDM.

583-53-SM

APPLICANT—Hamilton Manufacturing Co., owner.

SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, Mo. L-18VB and L-019VB.

746-53-SM

APPLICANT—S. C. Swallow, Inc., owner.

SUBJECT—Application October 15, 1953—re Swallow Roof Coating.

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

175-53-SM

APPLICANT—The Zone Company, owner.

SUBJECT—Application March 6, 1953—Zone Heavy Duty Roof Coating, Primer and Plastic Cement.

915-53-SA

APPLICANT—General Oil Heating Corp., owner.

SUBJECT—Application December 3, 1953—Genoco Oil Burner, Model B-3.

316-52-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Application April 8, 1952—Armstrong's Minatone (soundproof walls and ceilings).

788-53-SM

APPLICANT—Eagle Manufacturing Co., owner.

SUBJECT—Application November 5, 1953—Eagle Safety Cans (1 gal. 2½ gal. and 5 gal. capacity equipped with flame arrestors or screen strainers); (containers for temporary storage of flammable liquids).

1224-39-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application reopened November 10, 1953—re Sloan V-100-A Vacuum Breaker.

485-52-SM

APPLICANT—Socony Paint Products Co., owner.

SUBJECT—Socony 46-R-2 Red Paste Sealer (for pipes and couplings).

484-52-SM

APPLICANT—Socony Paint Products Co., owner.

SUBJECT—Socony 46-J-2159 Black Pipe Sealing Compound (for pipe thread and couplings on petroleum oil lines).

768-53-SM

APPLICANT—Wax Products Manufacturing Co., owner.

SUBJECT—Application October 21, 1953—Green Seal Wax Gaskets.

742-53-SM

APPLICANT—Richard Rusch, for Acme Tank and Welding Division of The United Tool and Die Co., owner.

SUBJECT—Application October 13, 1953—Acme 275 Gal. Obround Basement Oil Storage Tank.

830-53-SA

APPLICANT—The National Radiator Co.

SUBJECT—Application November 2, 1953—National Gas Boilers (steam or water), Series 22, 33, and 44.

344-48-SA

APPLICANT—Bede Products, Inc., owner.

SUBJECT—Application reopened December 15, 1953—re Bede Paint Heater (electrically operated); re amendment of resolution re Bede Paint Heater, previously approved).

309-46-SA

APPLICANT—Wayne Home Equipment Co., owner.

SUBJECT—Application reopened September 15, 1953—re Wayne Oil Burner, Model 0; re—Amendment to resolution as to additional model and permission to market under additional trade names.

443-47-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

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SUBJECT—Application reopened October 20, 1953—re Armstrong's Corkboard and Corkboard Lagging (insulation for cylindrical tanks); re—Amendment to resolution as to additional use of Corkboard.

1027-47-SA—Vol II

APPLICANT—U. S. Machine Corporation, owner.
SUBJECT—Application reopened October 21, 1952 as Vol. II—re Winkler Low Pressure Oil Burner, Models L-3 and L-6; (re amendment to resolution as to additional models).

729-44-SA

APPLICANT—The American Laundry Machinery Co., owner.
SUBJECT—Application reopened September 15, 1953—re Noex Safe Petroleum Dry Cleaning Unit, Models 1, 1' 1B, 2, 2A, 2B and 2C, previously approved (re amendment to resolution as to establishing capacity of Noex Dry Cleaning Units).

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.
SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.
PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.
SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).
SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.
SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

306-49-A—Vol. IV

APPLICANT—DeRose and Cavalieri, for Mary Valente, owner.
SUBJECT—Application (reopened January 5, 1954 as Vol. IV)—Filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of Section 9 Subdivision 5 of the Multiple Dwelling Law as to exits.
PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (14th floor); (Block 1167, Lot 1), Borough of Manhattan.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.
SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26,

113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

493-52-A

APPLICANT—Frank J. Ross, for Leo D'Alessio, owner.
SUBJECT—Application reopened March 9, 1954 for consideration as to amended plans and new decision—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—597-603 Crescent avenue, north side, 45.06 ft. west of Hughes avenue (Block 3073, Lot 33, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.
SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.
PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

Laid over from February 24, 1954, to March 30, 1954, for inspection; additional affected property owners to be notified in meantime.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.
SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.
PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954 to March 16, 1954, for inspection and decision without further argument; hearing closed; then to March 30, 1954, for applicant to file statement as to car agency involved.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).
SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.
PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

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Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed; then March 30, 1954, for inspection and decision, after applicant has filed revised plans showing existing and proposed conditions.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard; then to March 30, 1954, for inspection and decision; hearing previously closed.

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application reopened February 24, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) previously granted on condition under section 7f of the building zone resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium,

motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application, September 28, 1953—(Decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner (Block 14013, Lot 64), Woodhaven, Borough of Queens.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

914-53-BZ

APPLICANT—Paul Friedman, for Mutual Motor Sales, Inc., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a one story structure to be used for the storage and sale of auto parts and accessories, motor vehicle repair shop for authorized dealer's use, storage garage for more than five motor vehicles, with gasoline tank and pump for dealer's use (no gasoline to be sold), and to permit on the unbuilt portion of plot the outdoor display and sale of more than five motor vehicles, and the parking of more than five motor vehicles for patrons and employees, (no fee to be charged).

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PREMISES AFFECTED—567-583 Manhattan avenue, west side, 81 ft. 4 in. north of Driggs avenue (Block 2679, Lots 26, 29, 30 and 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 30, 1954*, at 2 o'clock in room 1013, Municipal Building, Manhattan, on the following matters:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs,

storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

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SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration; then to April 6, 1954, for inspection and decision; applicant to submit additional information as to proposed tenant in roofing supply business.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit information re property taken over by city for tax liens.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the

zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; hearing closed.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Theodore Tannor, owner.

SUBJECT—Application, December 8, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the extension in area of plot to provide additional parking of cars waiting to be serviced on gasoline service station under construction.

PREMISES AFFECTED—30-14 34th avenue and 34-02 to 34-06 31st street, southwest corner (Block 607, Lots 28 and 29), Astoria, Borough of Queens.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 7A of the zon-

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ing resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Sicken avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

889-53-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple avenue, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple avenue Block 5153, Lot 1), Flushing, Borough of Queens.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 6, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

843-53-SA

APPLICANT—The Eclipse Engineering Co., owner.

SUBJECT—Application November 20, 1953—Eclipse Fan Type Combination Gas-Oil Burner, Models SPG, SPO, SPCGO and SPAS.

325-50-SM

APPLICANT—Walter Balfour and Co., Inc., owner.

SUBJECT—Application April 8, 1950—Balfour Fire Door (three hour test Rolling Steel Door).

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

CALENDAR

614-53-A

APPLICANT—Artco Chemical Corp., owner.
SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.
SUBJECT—Application reopened January 6, 1953 as Vol.

II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.
PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.
SUBJECT—Application, October 10, 1951, reopened June

30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

CALENDAR

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 20, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc. owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 23, 1954*, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

CALENDAR

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one

car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 2, 1954, were approved as printed in the Bulletin of March 9, 1954, Vol. 39, No. 10.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED—2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Williamson and C. A. Santini.

For Opposition: Alfred Koffler, and José O. Pagan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling, three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repairs, shop brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, Henry L. Mangen, Otto Striebel and E. J. Cappello.

For Opposition: Frank Travaglianti, Anthony Rosato and Pasco S. Doras.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum, for Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application, July 10, 1953, reopened July 28, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 8464, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum, Joseph J. Bryer, Ralph J. Marx and F. Hauser.

For Opposition: R. Blair, Louis Corio and Joseph Trapan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for further consideration and decision; no further argument.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application, October 1, 1953, reopened October 27, 1953—as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto-wash, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing

For Opposition: None.

and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.

SUBJECT—Application reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller, Herbert Kramer and Edwin J. Maas.

For Opposition: Harry Baron, Joseph Costello, Gerald Gottlieb, Paul M. Berman, Leon Glasser, Frank J. Costanza and Angela Lorie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, showroom, sales and display, lubritorium, car wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of fifteen years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti, L. Rosenberg and L. L. Rosenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A. M. for applicant to file statement as to car agency involved; hearing previously closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20th, 1954, at 10 A. M. for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A. M. for inspection and decision after applicant has filed revised plans showing existing and proposed conditions; hearing closed.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

MINUTES

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7f, 7i and 21 of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, carwash, motor vehicle repairs, wheel alignment, new and used car shape up shop parts dept. and office; and to permit the erection and maint. of an additional structure to be used as an auto mobile showroom; and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portion of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy, James E. Vassalotti and William E. Kleinhenz.

For Opposition: Nathan Cooper, Gustave Maikisch and Harry Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Dolores C. Halonski, Catherine Becker, Dorothea Schroeder, Clara Rentscher, Edna M. Eckert, Louise O'Gara, Annie Vredeng, Erna Huber, Helen Schertzer, Anna C. Nelson, Kate Buttacavoli and Mary Porch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Applicant November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Julia S. Page, H. Suchiter, Mary Durniak and Gudrun Wirell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20 1954, at 10 A. M. for inspection and decision; hearing closed.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h and 21 of the zoning resolution, to permit the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot, and to permit the parking of patrons' and employees' motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53, 55, and 57); Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. at request of the applicant for his consideration as to revision of plans.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. at request of application, in conjunction with Cal. No. 816-53-BZ.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Morton Candee.

For Opposition: Ernest Feo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

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APPEARANCES—

For Applicant: Gerald Levy and Morton Candee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for inspection and decision; hearing closed; in conjunction with Cal. No. 836-53-BZ.

857-53-BZ

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under section 19A (j) of the zoning resolution, to permit in a business use district, the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from fourteen feet to thirteen feet.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Morton Smith.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for applicant to obtain new objection from Borough Superintendent and file revised plans.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Morton Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 23, 1954, at 10 A. M. for applicant to obtain new objection and file revised plans in conjunction with Cal. No. 857-53-BZ.

294-53-BZ

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 17, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a 14 story, fireproof, class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street from Arlington to Independence avenues (Block 3425, Lot 326), Borough of the Bronx.

APPEARANCES—

For Applicant: John J. McGinty.

For Opposition: Osborne A. McKegney, Samuel A. McCain, Mrs. David W. Lewis, Arthur J. McBride, Catherine Alsop, Ann F. McKegney, Florence A. O'Neil, Eileen T. Dealy, J. P. Benziger and Bruno Benziger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant, for filing of new application with new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

Negative 0

WHEREAS, prior to the hearing, the applicant filed revised plans for a six story multiple dwelling occupying a larger area; and

WHEREAS, the revised plans radically changed the proposal and should be considered as a new proposal, subject to the regular procedure.

Resolved that the application be and it hereby is *withdrawn*.

147-31-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Anthony Andruck, owner.

SUBJECT—Application August 31, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a three-family dwelling and store (previously dismissed for lack of prosecution and denied the erection and maintenance of dwelling and store).

PREMISES AFFECTED—80-20 25th avenue and 25-02 81st street, southwest corner (Block 1057, Lot 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 29, 1953 subject to regular procedure, for rehearing under different section, namely 7e; and

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; and laid over to March 16, 1954, for inspection and decision without further argument; applicant to submit information re previous permits to build; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 25th avenue and 81st street are in a residence use, D area, class ¾ height district; and

WHEREAS, the decision of the borough superintendent, dated August 19, 1953 acting on N.B. Applic. 2918-53, reads:

"1. Proposed building to be used in part for business purposes in a Residence Use District in contrary to Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. and 25 ft. frontage by 100 and 125 ft. in depth, irregular, on which is located a three-car garage and the foundation construction of a proposed building; that it is proposed to erect a building 80 ft. by 24 ft., two stories, 20 ft. in height, of class 3 construction, to be used as a three-family dwelling and store (retail grocery); and

WHEREAS, the applicant contends that although the property is within a residence zone, the immediate vicinity has several non-residential uses at present; that there is a store now located at 80-17 25th avenue, across the street from the premises and a factory building 100 ft. south of the subject premises; that the present character of the neighborhood is such that it would not be adversely affected by a structure of mixed occupancy such as proposed; that the property has been in the same ownership for 30 years; that the owner had planned to erect a building similar to that proposed, in 1939, and had started foundation construction but due to inability to secure financial assistance at that time, caused the work to be abandoned; that the foundation is still in place; that at that time the proposed use was conforming; that it has been his intention for many years to establish and operate a small retail business at this location, which adjoins his own residence; that the establishment of the proposed use would not constitute an unreasonable or detrimental use in this neighborhood, and that strict com-

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pliance with the provisions of the zoning law would be unnecessarily harsh in this case; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Committee has noted the foundation which has been lying there for some years, and also noted the plan of the proposed building, and is of the opinion that the building could be constructed for residence only without the store, and recommends the application be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2918-53, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

918-52-BZ—Vol. II

APPLICANT—Alfred Friedland, owner.

SUBJECT—Application September 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the parking of cars waiting to be serviced (previously withdrawn without prejudice), for a term of fifteen years.

PREMISES AFFECTED—15-45 Francis Lewis boulevard, northeast corner of 16th avenue (Block 4740, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus and Alfred Friedland.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, and restored to the docket; and

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; and laid over to March 16, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Francis Lewis boulevard and 16th avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1953 acting on N.B. Applic. 7004-52, reads:

"1. Proposed use of premises located in a residence use district as a gasoline service station, minor repair, lubritorium, parking area for cars waiting to be serviced is contrary to Sec. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.87 ft. frontage by 82.59 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 72 ft. front by 30 ft. in depth, one story, 22 ft. in height, of class 3 construction, to be used as accessory to proposed gasoline service station for lubritorium, minor repairs and office; that it is further proposed to install ten 550-gallon gasoline tanks with four dispensing pumps, with one curb cut on Locke avenue, one on 16th avenue and two on Francis Lewis boulevard; and

WHEREAS, the applicant further states that the rear of the plot has a frontage of approximately 150 ft.; that the adjacent property on the east is vacant as is the southerly side of the property on 16th avenue; that the property diagonally across Francis Lewis boulevard is used as a greenhouse; that the use designation has remained unchanged since 1916; that the height designation was changed from

1 to ½ on December 19, 1938 and the area designation was changed from D to F on May 7, 1937 and from F to D-1 on October 15, 1952; and

WHEREAS, the applicant contends that the plot in question was formerly mapped with 157th street, which cut directly through the parcel involved; that on August 21, 1952 the Board of Estimate adopted a resolution eliminating 15th avenue between 16th and Locke avenues under map No. 3607 and extended the line of 16th avenue in promulgation with the existing line of Francis Lewis boulevard, thus creating this parcel of land as it exists at the present time; that Francis Lewis boulevard is a principal traffic artery carrying a heavy volume of through traffic; that the plot in question is but a few hundred feet from Cross Island parkway and there is now no gas station at which a car may stop for gas or repairs as it approaches and enters Cross Island parkway; that there is no other gas station sufficiently close to serve this purpose and there is therefore a great need for a gas station at the site in question; that there is no demand for the construction of residences because of the heavy traffic along the boulevard nor is there a demand for stores as there is an adequate shopping district in the vicinity; that the proposed gas station will be maintained under such conditions as will safeguard the character of the area; that the structure will be of colonial parkway type with a pitched slate roof and stone veneer front with brick and block back-up; that the roof will contain space for an electric clock, wood cupola and a weather vane; that immediately above the office space will be a wood railing; that it is proposed to erect a 5 ft. steel picket fence above a 3 ft. brick wall, or if the Board so determines, a 7 ft. brick wall along the rear of the premises (the easterly side of the property) shielding any residential properties to the east from any view of the gas station; that inside the steel picket fence and 3 ft. wall will be a 5 ft. planting area which will be densely planted with tall evergreens to form an adequate background for the gas station and to give additional protection to the residential area in the rear; that there is also to be planting along Locke avenue and 16th avenue; that the proposed structure will be one story in height thus insuring owners of nearby properties permanent light, which such properties would not derive from a large conforming structure; that the limitation of the term of the proposed use to 15 years will serve as a protection to the neighborhood in the future, in the event its present character should change; that as previously set forth, the property immediately opposite the site in question is devoted to greenhouses; that because of the unusual situation of the property, the growing need for a gas station in the immediate area, the lack of interference with any of the established residences now in the neighborhood and the constantly increasing traffic along the boulevard, the plot in question is ideally suitable for the erection of a gas station, and would not adversely affect the residential area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted and that it should and can be used for uses complying with the residential zoning; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 7004/52, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

153-53-BZ

APPLICANT—Siegel and Green, for 216 East 70th Street Corporation, owner.

SUBJECT—Application February 25, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to group medical center.

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PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to February 24, 1954, for inspection and decision; hearing closed; then laid over to March 2, 1954, for inspection and decision; hearing previously closed; then to March 16, 1954, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 70th street is in residence and business use, B area, class 1½ height districts; 3rd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 11, 1953 acting on Alt. Applic. 804-52, reads:

"1. Proposal to change use from dwelling to medical group offices in a bldg. located in a Residence Use District is contrary to Sec. 3 Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 28 ft. frontage by 100 ft. 5 in. in depth, on which is located a building 28 ft. front by 62 ft. 1 in. in depth, basement, 4 stories and penthouse, 49 ft. 6 in. in height, of class 3 construction, presently used as two-family dwelling, accessory doctor's offices and group medical offices; that it is proposed to occupy the entire premises for a group medical center, for medical offices and incidental uses, and for resident doctor's quarters; and

WHEREAS, the applicant contends that the existing building was erected in 1882 as a tenement house and converted to a non-tenement in 1931 as a residence for two families; that certificate of occupancy No. 18244-32 was issued pursuant to that alteration and is in full force and effect; that in 1946 the premises were purchased by the present owner for a doctor's dwelling and the practice of his medical profession; that in 1950 the doctor-owner became affiliated with the Yorkville Medical group for the practice of group medicine and this medical group occupies certain offices within the subject building; that this medical group now desires to occupy the entire building for its practice and to discontinue the doctor-owner's dwelling; that no changes are proposed in the existing building area and the same general interior layout is to be maintained, except for certain improvements to be made to the existing exit facilities and for such other requirements that the Board may deem necessary to impose; that under the zoning resolution, group medical centers are permitted as a matter of right in residence use districts only on the 1st floor, and this application is being submitted for permission to extend this permitted use throughout the entire building; that while East 70th street is zoned for residence use, it is not exclusively residential in character; that opposite the subject premises there exists a large U.S. Post office, creating considerable traffic and pedestrians; that adjacent to the post office there exists a home for the aged; that at the southeast corner of East 70th street and 3rd avenue, there exists the Lincoln warehouse, extending into the residence use district of East 70th street on the same side as the subject premises; that the majority of the other developments on this street are old-law tenements and converted dwellings; that the proposed use of the entire building for a group medical center, maintaining the existing housing and its external residential appearance, will not adversely affect anyone; that the granting of this application will permit the owner to make a bene-

ficial use of its property compatible with the character of the neighborhood; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has filed revised plans which the committee believes would cure some of the defects; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit change of use of the building, as proposed and as indicated on plans filed with this application, marked "Received February 25, 1953" (7 sheets and "November 18, 1953" (3 sheets) as amended by revised plans marked "Received March 10, 1954" (3 sheets) *on condition* that the building shall not be increased in height or area; that this variance shall continue only so long as the building is maintained substantially as proposed and complies in all other respects with all laws and rules applicable thereto other than as modified this day under Cal. 154-53-A; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

154-53-A

APPLICANT—Siegel and Green, for The 216 East 70th Street Corp., owner (Yorkville Medical Group, lessee).

SUBJECT—Appeal filed February 25, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 70th street, south side, 268 ft. east of 3rd avenue (Block 1424, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 11, 1953 on amendment to Alt. Applic. 804-52, reads:

"2. As existing bldg. exceeds 4 stories in height proposed commercial use requires bldg. to be of fireproof construction as per Sec. 4.2.1 B.C.

3. The means of egress should comply with Article 7 Bldg. Code."

and

WHEREAS, the applicant states that the building is 4 stories and penthouse, 49 ft. 6 in. in height, 28 ft. by 62 ft. 1 in. in area, of class 3 construction, erected 1882, located on a lot 28 ft. front by 100 ft. 5 in. in depth, in a residence use, B area, class 1½ height district, used and occupied since 1946 and 1950 as follows: basement—broiler room, kitchen, laundry and therapy room—2 persons; 1st floor, dwelling one family and group medical offices—5 persons; 2nd floor, one apartment and accessory doctor's office, 5 rooms; 3rd floor, one apartment and accessory doctor's offices, 5 rooms; 4th floor, one apartment and accessory doctor's offices, 3 rooms; penthouse, doctor's apartment, 1 room; and

WHEREAS, the applicant states that the building is supposed to be used and occupied as follows: basement—boiler room, staff kitchen, therapy room and incidental storage—10 persons; 1st floor—medical and administrative offices, 10 persons; 2nd floor—medical offices, 10 persons; 3rd floor—medical offices, 10 persons; 4th floor—resident doctor's quarters, conference room and laboratory, 15 persons; penthouse—library, 5 persons; that the entire building will be used for the group practice of medicine; and

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WHEREAS, the applicant states the building is provided with two interior wood stairs, enclosed in partitions of studs and plaster, equipped with wood and fireproof, self-closing doors; that stairs leads to roof bulkhead and to street through lobby; that one stair is 2 ft. 10 in. in width and the other 2 ft. 8 in. in width; that one stair runs from cellar to 2nd floor and the other from 1st floor to penthouse; and

WHEREAS, the applicant states that the existing building was erected in 1882 as a tenement house and converted to a non-tenement in 1931 as a dwelling for 2 families and certificate of occupancy No. 18244-32 was issued and is now in full force and effect; that in 1946 the premises were purchased by the present owner for a doctor's dwelling and the practice of his profession; that thereafter, in 1950 the owner became affiliated with the Yorkville Medical group for the practice of group medicine, and this medical group occupies certain offices within the building; that this same medical group now desires to occupy the entire building for its medical practice and to discontinue the doctor-owner's dwelling; that no changes are proposed in the existing building area and the same general interior layout is to be maintained, except for certain improvements to be made to the existing exit facilities, and for such other requirements as the Board may deem necessary; that the proposed use will consist of medical offices on the several floors, with incidental treatment rooms, consultation rooms, examining rooms, library and administrative offices for a medical group center, servicing out-patients under a health insurance plan; that no persons will be harbored to receive medical treatment; that the medical center will be conducted during regular business hours, and the only use of the entire building after closing will be the resident doctor, occupying a one-room apartment on the 4th floor; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent, that the building was erected prior to the adoption of the Administrative Building Code in 1938 and thus now becomes subject to the Administrative Code due to the proposed change of use from its present residential use to a commercial use; that as a commercial use, it exceeds the tabular limits of height by the number of stories only, as it is 49 ft. 6 in. in height, which is less than the maximum height permitted; that the building is principally 4 stories in height but has a basement in lieu of a cellar, and it is the existence of this cellar which makes the building exceed the tabular limits by the number of stories; that the basement is primarily used for building services, and for all practical purposes is equivalent to a cellar; that the existence of this basement with its limited use will not tend to increase the practical building hazard anticipated by the Administrative Building Code, and the existing class 3, non-fireproof construction is more than ample to safeguard the proposed limited use and occupancy; and

WHEREAS, the applicant contends as to objection 3, that the article 7 of the building code for egress in buildings hereafter erected; that it is proposed to maintain the existing egress and install an approved sprinkler system throughout all stair and public halls equivalent to systems installed in converted dwellings under the Multiple Dwelling Law and to make all existing stairhall doors self-closing; that the existing means of egress, with the added sprinkler protection, is more than adequate for the safety of the proposed occupants; that existing buildings of this type are commonly converted to multiple dwellings; that the limited occupancy now proposed for the medical center is less hazardous than that of a converted dwelling; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 804/52, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements as to exits and use of the building as shown on plans filed with Cal. No. 153-52-BZ shall be complied with in accordance with the resolution adopted this day.

209-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application March 25, 1953 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced, with a show window nearer the residence use district than is permitted.

PREMISES AFFECTED—9301-9311 Ditmas avenue and 753-763 East 93rd street, northeast corner (Block 9111, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and S. Rosenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 9, 1954, for inspection and decision; hearing closed; then to March 16, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1953 acting on N.B. Applic. 106-53, reads:

"1. In a business use district proposed "Gasoline Service station, lubritorium, auto washing, minor repairs, office, storage and sales of auto accessories, parking of cars waiting to be serviced" is contrary to Art. II Sec. 4(a) Subdiv. 29 & 46 of the Zoning Resolution.

2. Proposed show window more than 25 feet from intersecting street is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a modern one-story masonry building, to be used as an accessory building for the proposed gas station having a frontage of 62 ft. and a depth of 32 ft.; that this building will house the office, storage and sales of auto accessories, lubritorium with two approved type hydraulic lifts, auto washing and minor repairs; that the service area will be paved with concrete or tarvia, with the northwesterly corner to be utilized for parking of cars awaiting service; that two pump islands consisting of two dispensing pumps each will be installed as well as six 550-gallon storage tanks and one 550-gallon refuse oil tank; that two 30 ft. curb cuts are proposed for Ditmas avenue and one 20 ft. curb cut on East 93rd street; that it is further proposed to erect a 4 ft. 6 in. high woven wire fence set on a 12 in. high concrete base so as to provide a total height of 5 ft. 6 in., and to be erected along the entire length of the northerly and easterly lot lines where not occupied by the accessory building; that it is further proposed to erect a similar fence along the East 93rd street building line for a distance of 32 ft. and provide a 3 ft. wide landscaping strip along same, this strip to continue to the accessory building and protected by a 6 in. by 6 in. concrete curbing; and

WHEREAS, the applicant contends that the southerly side of Ditmas avenue is completely unrestricted and is improved accordingly with uses usually found in an area of this type; that there is a large storage garage in lot 41, block 8119; gas station in lot 36, block 8120; open junk yard and junk shop in lots 29, 31, 32 and 34; junk shop in lot 50, block 8120 as well as a junk shop in lot 43, block 8117; that 3 blocks east of the site in question in block 8114, lots 1, 6

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and 64, the northwest corner of Rockaway parkway and Ditmas avenue, a gas station was granted by the Board under Cal. 361-52-BZ; that immediately across the street from the aforementioned location in block 8115, lot 6, the northeast corner of Rockaway parkway and Ditmas avenue, a gas station was granted by the Board under Cal. No. 844-47-BZ; that Ditmas avenue is a very heavily trafficked thoroughfare, a good portion of this traffic being truck traffic, this truck traffic coming to and from the unrestricted uses located along the entire southerly side of Ditmas avenue in this area; that a modern gas station with all modern facilities as proposed would be entirely in keeping at this location; that this modern gas station will not adversely affect adjoining property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board denied an application for use of a block front to the east, for a junk shop, now subject to court review; and

WHEREAS, there appear to be an ample number of gasoline stations in the general area; and

WHEREAS, the Board finds that because the area opposite is zoned unrestricted, does not furnish a basis for permitting a prohibited use in the area zoned for business, which adjoins a residential area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f, i, h and A, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 106-53, Objs. 1 and 2, be and it hereby *affirmed* and that the application be and it hereby is *denied*.

447-53-BZ

APPLICANT—Dominick Salvati & Son, for Patrick Brini, owner.

SUBJECT—Application June 5, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED—93-05 Rockaway boulevard, north side, 14.22 ft. east of 93rd street (Block 9114, Lot 25), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway boulevard are in a business use, D area, class 1 height district; 93rd street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1953 acting on Alt. Applic. 703-53, reads:

"1. Proposed gasoline sales office, service and lubrication located in a business use district is contrary to Art. 2 Sec. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 79.56 ft. frontage by 89.01 ft. in depth, irregular, on

which is located a triangular shaped (24 ft. by 20 ft.), one-story building, 12 ft. in height, of class 3 construction, used as an accessory building to an existing gasoline service station; that it is proposed to extend the existing building so that proposed building will be 35 ft. by 24 ft., one story, 12 ft. in height, of class 3 construction, to be used as office, lubricatorium and for servicing motor cars; and

WHEREAS, the applicant contends that this service station has been in existence since 1922 and the new owner, who has been in possession since February 1953, is at present occupying this station for sales of Esso gasoline and lubrication; that the owner is asking for a small enlargement to his existing office so that any lubrication can then be done within the building instead of outside; that the building as it exists now is very small and its size prevents the owner from conducting a proper service station; that there are no schools, playgrounds, public parks, hospitals, libraries or public museums within proximity of this site; that the owner has been in the gasoline selling field for over 20 years, but never before as an owner, and since he now owns his own business he would like to modernize and enlarge his present building; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the legally existing gasoline service station to be rearranged substantially as proposed and as indicated on plans filed with this application marked "Received January 22, 1954," 3 sheets, *on condition* that the accessory building shall not be further increased in size or area other than as indicated on plans above cited; that the building shall comply with the requirements of the Building Code in all other respects; that there shall be no cellar under the building; that suitable fences shall be constructed on the rear and side lot lines where walls of adjoining buildings do not occur; that in all other respects the arrangement of the station, as previously approved, may be continued, provided that the pumps now located on the building line are moved to a point not nearer than 10 ft. from the street building line within two (2) years from the date of this resolution; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no windows opening in the proposed accessory building as enlarged, opening to adjoining properties; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 16, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

798-53-A—Vol. II

APPLICANT—Preload Construction Corporation, for Jamaica Water Supply Company, owner.

SUBJECT—Appeal reopened February 2, 1954, from a decision of the Borough Superintendent.

PREMISES AFFECTED—107-17 178th street, east side, 152.48 ft. south of 107th avenue (Block 10336, Lot 12), Jamaica, Borough of Queens.

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APPEARANCES—

For Applicant: E. S. Wallace, F. Dushnick and Peter Ley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, under date of November 5, 1953, under Vol. I, of this calendar number, an appeal was filed from objection 1, issued by the Borough Superintendent, October 19, 1953, on N.B. Applic. 4070/53, which objection read as follows:

"1. The basis used for the design of the concrete tank is not in accordance with Section 8.5.1 of the Building Code."

and

WHEREAS, this appeal was permitted to be withdrawn by a vote of the Board on December 1, 1953, so that the applicant might secure a complete examination by the Borough Superintendent of the construction drawings in so far as they conflict with the Administrative Building Code; and

WHEREAS, this appeal was reopened February 2, 1954, as Vol. II, to consider a new decision of the Borough Superintendent, dated December 3, 1953, on N.B. Applic. 4070/53, reading as follows:

"1. The use of 'stressteel bars' and the prestressing method of construction shall be approved by the Board of Standards and Appeals, as per Section C26-178.0b of the Administrative Building Code.

2. The design stress used for steel is contrary to Section 7.4.5 of the Building Code.

3. The maximum strength of concrete used is contrary to Section 7.4.3.2.2 of Building Code."

and

WHEREAS, the applicant states that the proposed concrete water storage tank will be 1 story in height, 105 ft. inside diameter, located on a plot approximately 300 ft. by 500 ft. in area, in a manufacturing use, B area, class 1 height district, and the tank will have a capacity of 1,250,000 gallons; and

WHEREAS, the applicant contends as to objection 1, issued by the Borough Superintendent, that prestressed concrete is unique in that it has not yet become as familiar in the construction field as has normally reinforced concrete; that there are some features of its design and application that can only be proven by actual experience; that the applicant's design assumption have been proven to date by the construction during the past twelve years of approximately 800 such tanks having the same general design features; that not one failure has been reported; that 19 large capacity tanks were constructed for the City of New York, Department of Public Works between 1949 and 1951; and

WHEREAS, the applicant states that it is recognized that if approval is granted for the construction in question, such approval will be restricted to this one project and will not be construed as a precedent for the future; and

WHEREAS, the applicant contends as to objection 2, issued by the Borough Superintendent, that its design does not comply with the stresses permitted by the Administrative Building Code for conventional reinforcing steel as the Code has not been revised to provide for the relatively new prestressing methods which permit higher stresses because of the use of high tensile steel; that however, the Code does allow for other generally accepted methods and design; that various committees working under a steering committee of a joint committee of A. S. C. E. and A. C. I. are now, and have for some time been preparing a code for prestressed concrete construction, which will not be completed for some time to come; that the design stresses used in the proposed tank are within the general limit of being considered by this joint committee; that the design proposed to be used has been accepted and is in general use by various city and government agencies throughout the United States; and

WHEREAS, the applicant further contends as to objection 2, issued by the Borough Superintendent, that working stresses for mild steel deformed reinforcing bars are within those permitted by the Code; that however, as the walls will be of prestressed design with high tensile bars and wire used for prestressing, the working or design stresses are much higher than permitted by the code; that vertical prestressing of the wall is to be accomplished by use of tensioning bars having a guaranteed ultimate tensile strength of 145,000, and initial prestress of 100,000 p.s.i. and a working prestress of 85,000 p.s.i. all in accordance with the manufacturer's recommendations; that this type of vertical prestressing has been used on numerous tanks constructed by the applicant and is now being used in a tank under construction at Floral Park, Nassau County; that this method of prestressing is being used as reinforcing for girders of the Tampa Bay Bridge, Florida; and

WHEREAS, the applicant states that horizontal prestressing will be accomplished by use of high strength wire meeting ASTM designation A227-47, having an ultimate strength of 210,000 to 220,000 p.s.i. and can safely be stressed to 140,000 p.s.i.; that the placing of this wire will be accomplished by a merry-go-round winding machines that places the wire on the tank walls under constant predetermined tension; that tensioning of the wire is actually done by passing the wires through a die mounted on the winding machine; that actual stress in the wire after placement is rigidly checked by use of a calibrated instrument called a stressometer; that this method of horizontally prestressing circular structures has been performed successfully since 1941; and

WHEREAS, the applicant contends as to objection 3, issued by the Borough Superintendent, that although the concrete specified for the tank wall will have a controlled minimum 28 day compressive strength of 6,000 p.s.i. the allowable working stress in p.s.i. do not exceed those allowed for such concrete in table 1, of Section C26-364.0 (2) of the Administrative Building Code; and

WHEREAS, the applicant states that in rechecking its design for the wall foundation, which requires 3,000 p.s.i. 28-day concrete, it was found that the code value was exceeded in bond for deformed reinforcing bar; that this design has now been corrected by revision No. 3, to drawing No. 53T143-2, and all working stresses are now within the limits permitted for controlled concrete; and

WHEREAS, the Board is in receipt of a communication dated March 5, 1954, from the Pittsburgh Testing Laboratory, and enclosing a report of preliminary test and mix design of the concrete proposed to be used in the construction of the tank in question, and stating that the mix which it is proposed to use to produce 6,000 lbs. concrete for the construction in question will consist of Lone Star, Type I cement, sand from Metropolitan Sand and Gravel Corporation, stone from New York Traprock Corporation and Pozzoloth —2A admixture; that the mix was made with a gradation of the coarse aggregate equal to size No. 467 of A.S.T.M. specifications with a maximum slump of 3½ in. and is shown on the Pittsburgh Testing laboratory's report No. 88580 as Mix No. 10 as follows:

MIX #10—6000 # with Pozzoloth					
Cement Bags	Cement Lbs.	Sand Lbs.	Stone ¾"	Stone 1½"	
7.32	688	1265	1743	194	
Pozzoloth		Total Water	Slump	W/Ratio	
Grams		Gals.	Inches	Gals./Sack	
827		36	4"	4.92	
Compression Test Results					
7 day results			28 day results		
5306			6398		
5200			6215		
—			6185		
5253 ave.			6403		
			6250 average		

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The preceding mixes were calculated to give a yield of 27 cu. ft. using air-dried materials as used in these test batches; and

WHEREAS, the applicant states that the tank in question will be constructed on the property of the Jamaica Water Supply Company in a natural bowl, having an area of approximately ten acres; and

WHEREAS, the applicant contends that if the entire contents of the proposed tank were to spill in this low area, it would have a depth of only 3 in.; that the nearest dwellings are approximately 5 ft. above this low level and are located beyond water company property; that the reservoir tank proposed cannot collapse all at once; that the worst that can happen is that minor leakage would start and ample time would be available to make necessary repairs before reinforcement would absolutely fail; that there can be no excess unforeseeable overloads; that the structure is designed for the maximum hydrostatic load which is a constant factor and cannot be increased; and

WHEREAS, in the opinion of the Board Objection 1 cannot be entertained by this Board as there is no basis in the Code for considering the prestressing method of construction as is herein proposed; and

WHEREAS, the Jamaica Water Supply Company has filed an agreement not to apply for approval of additional tank in New York City, as provided in this resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4070/53, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the construction and use of a water storage tank, as proposed and as indicated on plans filed with this appeal, marked "Received January 14, 1954" (13 sheets), *on condition* that the construction shall be subject to examination by the engineers of the Department of Housing and Buildings to see that the construction as herein proposed and approved is carried out; and that this variance is *granted on condition* that no further requests will be made for an additional tank in other parts of the city until this tank has been completed, filled with water and inspected by this Board.

4-54-A

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin, Elkind and Robert E. Costello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1953 as to Alt. Applic. 727/53, reads:

"1. Nursing Home as proposed does not conform to the height requirements as set forth in Sect. 4.2.3 B.C.

2. There are no enclosures for required stairway provided as per Sect. 6.4.1.8.1 B.C."

and

WHEREAS, the applicant states the building is two stories, 22 ft. in height, 72 ft. by 48 ft. 6 in. in area at 1st floor, 72 ft. by 55 ft. in area at 2nd floor, of class 3 construction, erected 1920, located on a lot 80 ft. front by 100 ft. in depth, in a residence use, F area, class 1 height district and used and occupied since 1920, as follows: cellar—storage and boiler room; 1st floor—dwelling; 2nd floor—dwelling; and proposed to be used and occupied as follows: cellar—storage and boiler room, no persons; 1st floor—nursing home, 9

persons; 2nd floor—nursing home, 15 persons; that the building is provided with one 3 ft. 10 in. wide interior wood stairs enclosed in partitions of studs, gypsum lath and plaster both sides, equipped with wood, self-closing doors; that stair hall leads direct to street but not to roof; that there are two exterior stairs at the rear extending to yard by stairs with egress to street through side yard; and

WHEREAS, the applicant states that on the 1st floor it is proposed to remove the present winding service stair to 2nd floor at the rear of the building; to enclose the main interior stairs with partitions of wood studs covered both sides with rock lath and plaster; that to install a door to the exterior from the large room containing nine beds and to block up the window adjoining the proposed new rear exterior stairs; that on the 2nd floor it is proposed to construct a new corridor in the west section of the building, leading from the present hallway to the exterior wall; that a new door will be installed leading from said corridor to a new exterior fire stairs; that it is proposed to construct two new exterior iron stairs from 2nd floor to grade, to break through a new doorway in room No. 1 to provide access to the new iron stairs and to change all doors between corridors and rooms to flush type hardwood veneer; that it is proposed to fire retard all partitions enclosing the stairs and corridors by removing any present wood lath and plaster on both sides and replacing same with rock lath and plaster on both sides, except where existing partitions enclosing bath rooms occur, in order to maintain the present tile which now extends to a height of 4 ft. 6 in. above the bathroom floor; that these partitions will be covered with new rock lath and plaster on the hall side only and will be filled in solidly with mineral wool blown in under pressure in lieu of disturbing the plaster finish on the inside of the bathroom in question; that all doorways between corridor and adjoining rooms will be replaced with flush hardwood veneer doors having a one hour rating; and

WHEREAS, the applicant contends that the limitations in the code for a non-fireproof building in public use is 5000 sq. ft. and 20 ft. in height; that the building in question has a 1st floor area of about 2000 sq. ft., exclusive of garages, and the height from legal grade to ceiling of the 2nd floor is 22 ft. or slightly in excess of the building code requirements; and

WHEREAS, the applicant contends that in view of the relatively small floor area and the proposed provisions for additional exits on the 2nd floor and the fire retarding, and the slight excess in height, it is submitted that strict compliance with the letter of the law would cause unnecessary hardship, and in view of the proposed exterior stairs and the fact that the interior stairs is of iron construction, 3 ft. 8 in. wide and would lead directly to the exterior, that the request for modification merits consideration by the Board and that it will be of benefit to the city to have an additional facility of this type, of which there is now a shortage; and

WHEREAS, the general arrangement has been approved by the Department of Hospitals.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 727/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the premises to be occupied for a nursing home, as proposed and as indicated on plans filed with this appeal, marked "Received January 6, 1954" (5 sheets) and "March 1, 1954" (3 sheets) *on condition* that the building shall not be extended in height or area; that the attic space shall be left vacant; that a suitable trap door shall be constructed with access to the attic by a steel ladder leading thereto; that the building throughout shall have an approved sprinkler system of at least one-source; that the building shall be maintained to the satisfaction of the Department of Hospitals and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the exits as shown on such plans showing proposed conditions, including the exterior steel stairs as indicated on above stated plans with solid cast iron or steel treads, unslotted, shall be maintained.

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327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen and Frank Steixner.

For Administration: Eugene McCaffery, James H. Webb and Edward Coughlan, Fire Dep't.

ACTION OF BOARD—Laid over to April 20, 1954, at 2 P.M. for further consideration and decision.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Daniel J. Levowitz and Julius Chomsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 2 P.M. for decision after applicant has corrected plans.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maynard A. Nichols and Joshua M. Didriksen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 2 P.M. for inspection and decision without further argument.

849-28-BZ—Vol. II

APPLICANT—Max Horn, for Fannie Nosovitsky, owner (Continental Cabinet Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from public garage for more than five motor vehicles and gasoline service station, to wood cabinet factory with spraying and gasoline service station.

PREMISES AFFECTED—993-1001 Rockaway avenue and 1431 Linden boulevard, northeast corner (Block 3636, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 9, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1936 as thereafter by resolutions through June 9, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that the work has been substantially completed and additional time is required for completion of work and for securing a certificate of occupancy, that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 446/52)

1149-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harry Leibman, owner (Rutland Auto Service, lessee).

SUBJECT—Application for consideration—reopening and extension of the time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles and gasoline service station, to garage for more than five motor vehicles, motor vehicle repairs and servicing for cars of recognized agency (Chrysler), body and fender work, wheel alignment, lubrication, painting and spraying, welding and gasoline service station.

PREMISES AFFECTED—50-62 East 98th street, west side, 90 ft. north of Rutland road (Block 4600, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 6, 1953, as thereafter *amended* by resolution adopted September 15, 1953, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"* * * in view of the statement by applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. Applic. 396/52).

986-40-BZ

APPLICANT—Joseph Pedri, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in business and partly in residence use districts, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—2201-2207 Surf avenue and 2962-2970 West 22nd street, northwest corner (Block 7057, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Angelina Pedri.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 18, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as *amended* through March 18, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions as cited above shall be complied with in all respects; that all permits shall be obtained including a new certificate of occupancy and all work completed within six (6) months from the date of this *amended* resolution." (B.N. 1210-40)

493-41-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—2322-2326 1st avenue and 401 East 119th street, northeast corner (Block 1807, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 30, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 17, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1941, as thereafter *amended* by resolutions adopted through February 17, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that working drawings have been approved, and the application before the Department of Housing and Buildings is active, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. Applic. 208/40).

63-44-BZ

APPLICANT—James E. Casale, for Bavasi Realty Corp. (Commercial Corrugated Container Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy, for a term of years, of an existing public garage, to a factory for the manufacture of corrugated paper, packing boxes and containers and, also for storage purposes.

PREMISES AFFECTED—236-246 West 17th street, south side, 256 ft. 9 in. east of 8th avenue (Block 766, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale and G. F. Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 29, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on March 12, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant states that the work as heretofore permitted has been substantially completed but that no certificate of occupancy has yet been obtained.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 29, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution cited above shall be complied with in all respects;

and to extend the time to complete, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that the work has been substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution" (Alt. Applic. 1057/43).

470-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 137-20 Cross Bay Boulevard, Inc., owner (Nat Paterson Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district the change in occupancy from auto showroom and sales, and minor motor vehicle repairs (previously granted by the Board), to repair and servicing of new and used cars, body and fender work, brake testing, wheel alignment, lubrication, welding room, painting and spraying, storage and sale of accessories and parts; and permitting the parking of motor vehicles waiting to be serviced and the outdoor sale and display of new and used cars, all in conjunction for a recognized car agency.

PREMISES AFFECTED—137-20 Cross Bay boulevard and 137-02 to 137-22 Pitkin avenue, southwest corner and 137-05 to 138-01 Redding street (Block 11409, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened, resolution amended, and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on January 27, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1953, as thereafter *amended* by resolution adopted September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved but no work has been started, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution"; and to amend the above cited resolution so as to permit a change in the location of the present paint and spray booth and the duct therefrom, as indicated on revised plan marked "Received March 1, 1954" (1 sheet). (Alt. Applic. 989/52)

974-46-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Arthur E. Flood, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7b and 7A of the zoning resolution, permitting in a residence and business use district, the change in occupancy from garage for six cars to law offices with a show window nearer to residence use district than is permitted.

PREMISES AFFECTED—516 Bay Ridge parkway, south side, 103 ft. east of 5th avenue (Block 5942, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 30, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that work has been completed and that additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 4562/52)

742-51-BZ

APPLICANT—Charles M. Spindler, for N. Y. Society for the Relief of the Ruptured and Crippled, owner (Walter Loeb, doing business as Garage Realty Company, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—530-538 East 72nd street, southwest corner of Franklin D. Roosevelt drive (Block 1483, Lots 28 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7h of the Zoning Resolution, for a term of two (2) years, from the date of this *amended* resolution, to permit ... that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits required and a certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 1452/51)

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slatkow, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence and local retail use district, the proposed increase in area of lot used for parking and storage of motor vehicles; previously granted on condition re the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—2918-2926 West 17th street, west side, 170 ft. north of Surf avenue (Block 7061, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of area and extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough super-

MINUTES

intendent) under sections 7e and 7f of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and accessory sales (previously denied).

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal substantially from prior proposals as denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for commercial retail stores and storage; previously withdrawn.

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed gasoline service station, minor auto repairs with hand tools only, lubrication, car washing, parking and storage of more than 5 cars and proposed curb cut extending 35 ft. from corner of Kings Highway, previously denied re erection and maintenance of a gasoline service station, lubritorium, high speed auto laundry, sales room, office and parking and storage of motor vehicles.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen laid over to March 23, 1953, at 2 P. M. for full vote of the Board.

THE VOTE TO REOPEN—

Affirmative: Commissioner Kleinert and Deputy Chief Connors 2
Negative: Chairman Murdock 1
Not Voting: Commissioner Keating 1

344-38-BZ—Vol. II

APPLICANT—Sal Mistretta, for The Borden Co., owner (Morris Mistretta, lessee).

SUBJECT—Application for consideration—reopening and extension of term of permit—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a business and unrestricted use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—942-958 DeKalb avenue and 122-126 Lewis avenue, southwest corner and 419-425 Kosciusko street (Block 1601, part of Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sal Mistretta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn. It appears that the premises are now in a business use district where a permit may be obtained from the Department of Housing and Buildings for the parking use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office for a term of years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner (Block 4901, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for reopening withdrawn by letter from applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

WHEREAS, this application was laid over from October 6, 1953, to October 20, 1953, at request of applicant's representative; no further request for adjournment; then to November 10, 1953, for further inspection if necessary, and for decision—hearing closed; then to November 17, 1953, at request of applicant's representative, for decision without further argument—hearing closed; then to November 24, 1953, for decision at request of applicant, in view of pending possible sale of property; then to December 8, 1953, at request of the applicant, for deference of Board's decision in view of possible sale of property for conforming use—on December 8, 1953 this application was withdrawn without prejudice, in view of negotiations for the sale of the property for a conforming use.

Resolved, that the request to reopen be and it hereby is *withdrawn*.

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 22, 1951, as they appeared in Bulletin No. 22, Vol. 36, are hereby corrected to read as follows:

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

66-48-BZ

APPLICANT—Paul Friedman, for William N. Amerling and Amerling Chevrolet, Inc., owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change of occupancy from automobile service station to motor vehicle repair shop, and to permit the parking of motor vehicles (no fee to be charged) on the unbuilt upon portion of plot for patrons' and employees' cars.

PREMISES AFFECTED—1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (66-48-BZ)

WHEREAS, this application under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five (5) motor vehicles (no fee to be charged) on the unbuilt on portion of plot for patrons' and employees' cars, affecting premises 1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn, was granted by the Board, April 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended under section 7i and time to complete was extended December 7, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1948, as *amended* by resolution adopted on December 7, 1948, only so far as it has reference to repairing permitted under section 7i, so that as *amended* this portion of the resolution shall read:

"that motor vehicle repairing may be permitted under section 7i, mainly by hand tools as proposed, excluding all heavy work and permitting no anvil or forge but permitting power driven hand tools, a bench grinder and drill, provided no such motor driven equipment shall have a horse power greater than $\frac{1}{3}$ h.p. and except that the bench grinder and drill shall not exceed $\frac{1}{2}$ h.p. and to permit the use of an acetylene torch for occasional welding use *on open lot* (Alt. 4759-47)."

* Correction—The words "*on open lot*" inserted in the last line of resolution, as indicated in italics.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July, 1953, as they appeared in Bulletin No. 31, Vol. 38, are hereby corrected to read as follows:

1018-48-BZ

APPLICANT—Emil Koeppel and Son, for F. I. B. Realty Corp., owner (Fred Amsterdam, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the Borough Superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of an archery course and parking of patrons' cars.

PREMISES AFFECTED—2802 Brighton 3rd street, southwest corner of Banner avenue (Block 7260, Lots 48 and 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was dismissed by the Board on November 22, 1949; and

WHEREAS, this application was granted by the Board on September 30, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1952, in so far as it has reference to the requirements for fencing around the portion of the premises to be used for archery range, so that as *amended* this portion of the resolution shall read:

"that the portion to the west may be used for archery practice, as proposed, provided there shall be a substantial tight *wooden* fence 10 ft. in height constructed along the line indicated, to the south opposite the target counter; that along the side lot line to the west and along the line separating the archery course from the parking area to the east there may be a fence constructed of wood posts and wood bracing and with quarter inch steel mesh 10 ft. high; that along the building line of Banner avenue there shall be a woven wire fence of the chain link type erected on a masonry base not less than 5 ft. 6 in. in height with no openings therein except one 4 ft. in width for entrance." (Alt. 1311/52)

* Correction—The word "*woven*" changed to "*wooden*" in line 15 of the resolution, as indicated in italics.

APR 13 1954

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 13

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*OFFICE—Municipal Building, Manhattan, Room 1014, Centre
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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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SERVED ON THE BOARD OF
STANDARDS AND APPEALS

On March 10, 1954, Copy of Petition and Order to Show Cause was served on this Board by Brickfield & Brickfield, attorneys for objecting owner—Anna Boscovich, seeking a review of the Board's determination on February 9, 1954, granting a variance, under Section 9A of the Zoning Resolution, permitting in a residence use, D area and a Class 1-time height district, the erection and maintenance of a Class A multiple dwelling and garage for more than five cars in excess of height permitted within two miles of an Airport; Cal. No. 489-53-BZ; premises 2717-2727 East 28th street, 2729-2741 East 28th Street, east side, 127.81 and 101.91 ft. no. of Shore Parkway, and 3655-3677 Shore Parkway, north side, 95 ft. east of East 28th Street, Borough of Brooklyn.

* * * *

On March 11, 1954, Copy of Petition and Order of Certiorari was served on the Board by Timen & Waters, attorneys for petitioners and owners, David Meltzer and Alvin Greenstein, seeking a review of the Board's denial of their application on February 9, 1954, under Sections 7, subdivisions e, and 21 of the Zoning Resolution, to permit in a residence use district, the change of occupancy from factory for venetian blinds (previously granted by the Board) to factory for manufacture of picture frames and novelties, for ten years; Cal. No. 144-19-BZ, Vol. III, premises 23-69 to 23-71—38th Street (9th Avenue) east side, 162 ft. north of Triboro Bridge Plaza (Astoria Blvd. No.), Long Island City, Borough of Queens.

* * * *

On March 16, 1954, Copy of Petition and Order of Certiorari was served on the Board by Salon, Romanelli & Goldberg, attorneys for petitioners, objecting owners—Marie Barcia, Mauro M. Briscese, etc., seeking a review of the Board's determination on February 9, 1954, granting a variance under Section 7, subdivision f, of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, salesroom and office, and to permit the parking and storage of motor vehicles for a term of fifteen years; Cal. No. 695-53-BZ, premises 1767-1777 Cropsey Avenue and 8820-8830—18th Avenue, northwest corner, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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| 190-54-BZ | H.B.Bx. | 415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue (Block 3498, Lots 30, 31 and 32), Borough of The Bronx, Alt. 80-54. |
| 191-54-BZ | H.B.B. | 211-217 Banker street, east side, 145 ft. south of Meserole avenue (Block 2616, Lot 56), Borough of Brooklyn, Alt. 195-54. |
| 192-54-A | H.B.B. | 211-217 Banker street, east side, 145 ft. south of Meserole avenue (Block 2616, Lot 56), Borough of Brooklyn, Alt. 195-54. |
| 193-54-A | H.B.M. | 14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan, Alt. 210-54. |
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| 195-54-A | H.B.Q. | 9-42 129th street, southwest corner of 11th avenue (Block 3978, Lot 41), College Point, Borough of Queens, N.B. 3976-53. |
| 196-54-BZ | H.B.M. | 251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street (Block 1017, Lots 7 and 157), Borough of Manhattan, N.B. 11-54. |
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| 198-54-A | H.B.B. | 146-148 Lawrence street, west side, 110 ft. south of Willoughby street (Block 151, Lot 35), Borough of Brooklyn, Alt. 4630-53. |
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| 200-54-BZ | H.B.B. | 528-532 4th street, south side, 117 ft. 10 in. east of 8th avenue (Block 1083, Lots 11, 12 and 13), Borough of Brooklyn, Alt. 775-54. |
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376-42-BZ—Vol. II—H.B.B.—262 Fulton street, west side, 167 ft. 11 in. south of Clark street (Block 238, Lot 50), Borough of Brooklyn, Alt. 82-54.

823-49-BZ—Vol. II—H.B.B.—436-438 Kings highway, south side, from Lake street to Van Sicklen street; 2-10 Lake street and 1-11 Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn, N.B. 1398-53.

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MARCH 30, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 30, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyckoff and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted with a loading area in residence use portion, and with an entrance driveway leading to loading area through basement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

Laid over from February 24, 1954, to March 30, 1954, for inspection; additional affected property owners to be notified in meantime.

608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application, August 26, 1953, reopened October 27, 1953 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, show-room, sales and display, lubritorium, car-wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted; for a term of 15 years.

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

Laid over from February 9, 1954 to March 16, 1954, for inspection and decision without further argument; hearing closed; then to March 30, 1954, for applicant to file statement as to car agency involved.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pelliciaro, lessee).

SUBJECT—Application August 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto laundry, battery testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision; hearing closed; then March 30, 1954, for inspection and decision, after applicant has filed revised plans showing existing and proposed conditions.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information from Borough President as to status of Arverne Boulevard; then to March 30, 1954, for inspection and decision; hearing previously closed.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed; then to March 30, 1954, for further consideration after applicant files revised plans.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed; then to March 30, 1954, for further consideration after applicant files revised plans.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint

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spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

Laid over from February 9, 1954, to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53; then to March 23, 1954, at request of the applicant, for his consideration as to revision of plans; then to March 30, 1954, for further consideration.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.
SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application reopened February 24, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) previously granted on condition under section 7f of the building zone resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application, September 28, 1953—(Decision of the borough superintendent) under sections 7f, 7i, 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner (Block 14013, Lot 64), Woodhaven, Borough of Queens.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

914-53-BZ

APPLICANT—Paul Friedman, for Mutual Motor Sales, Inc., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of

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a one story structure to be used for the storage and sale of auto parts and accessories, motor vehicle repair shop for authorized dealer's use, storage garage for more than five motor vehicles, with gasoline tank and pump for dealer's use (no gasoline to be sold), and to permit on the unbuilt portion of plot the outdoor display and sale of more than five motor vehicles, and the parking of more than five motor vehicles for patrons and employees, (no fee to be charged).

PREMISES AFFECTED—567-583 Manhattan avenue, west side, 81 ft. 4 in. north of Driggs avenue (Block 2679, Lots 26, 29, 30 and 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 30, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 30, 1954, at 2 o'clock in room 1013, Municipal Building, Manhattan, on the following matters:*

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.

SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954, at 10 o'clock in Room*

1013, Municipal Building, Manhattan, on the following matters:

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

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SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration; then to April 6, 1954, for inspection and decision; applicant to submit additional information as to proposed tenant in roofing supply business.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit information re property taken over by city for tax liens.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; hearing closed.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough

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superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Theodore Tannor, owner.

SUBJECT—Application, December 8, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the extension in area of plot to provide additional parking of cars waiting to be serviced on gasoline service station under construction.

PREMISES AFFECTED—30-14 34th avenue and 34-02 to 34-06 31st street, southwest corner (Block 607, Lots 28 and 29), Astoria, Borough of Queens.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

889-53-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple avenue, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple avenue Block 5153, Lot 1), Flushing, Borough of Queens.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

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SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 6, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

843-53-SA

APPLICANT—The Eclipse Engineering Co., owner.

SUBJECT—Application November 20, 1953—Eclipse Fan Type Combination Gas-Oil Burner, Models SPG, SPO, SPCGO and SPAS.

325-50-SM

APPLICANT—Walter Balfour and Co., Inc., owner.

SUBJECT—Application April 8, 1950—Balfour Fire Door (three hour test Rolling Steel Door).

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54). Borough of Brooklyn.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in

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open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars. PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner. SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the

continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application reopened March 23, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

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797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

194-53-BZ

APPLICANT—Frank Straub, for David Reader, owner.

SUBJECT—Application March 20, 1953—(decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubrication, car wash (non automatic), motor vehicle repairs, storage and sales of accessories and office; and to permit the parking of more than five motor vehicles, for a term of twenty years.

PREMISES AFFECTED—2035 Bronxdale avenue, south side, 60.83 ft. west of Hunt avenue (Block 4258, Lot 30), Borough of The Bronx.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, City of New York, owner.

SUBJECT—Application April 20, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier; all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc. owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 23, 1954, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision; then to April 27, 1954, to obtain information as to the action of the Board of Estimate on its calendar of March 25th, Cal. No. 199, on the proposal of the City Planning Commission to change the zoning to G-1; and also to ascertain from the Department of Housing and Buildings as to what has happened and the reasons therefor for filing revised plans and particularly the issuance of a permit for excavation which the Board is advised is now being carried on.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement

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as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the

zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 9, 1954, were approved as printed in the Bulletin of March 16, 1954, Vol. 39, No. 11.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, J. Guise and Samuel Loeb.

For Opposition: S. Peter La Rosa, Sidney Schutz, Benjamin E. Kantrovitz, Louis Gischner and Jane Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A. M. for inspection and decision; hearing closed; applicant to file statement as to continuous ownership.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of the Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: John Vaccarello, Mrs. Cioffi, Louis Corio, Antonina Biuso and Joseph Trapani.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A. M. for further consideration after applicant files revised plans.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

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For Opposition: A. David Robbins, M. Abbott, Leo Kaplan, Charles A. Buckley, Jr., Rose Greenberg and Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. at request of objectant's representative; no further request for adjournment.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, 10 A. M. in conjunction with Cal. 861-48-BZ, Vol. II.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—rc (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides) and arcade building with show windows nearer the residence use distance than is permitted, and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Robert Sutherland.

For Opposition: Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A.M. for inspection and decision; hearing closed.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Charles F. Fier, Mr. Finke, George F. Knapp, B. Hamdel and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A.M. to obtain information as to the action of the Board of Estimate on its calendar of March 25th, Cal. No. 199, on the proposal of the City Planning Commission to change the zoning to G-1; and also to ascertain from the Department of Housing and Buildings as to what has happened and the reasons therefor for filing revised plans and par-

ticularly the issuance of a permit for excavation which the Board is advised is now being carried on.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Melvin E. Kessler and Hugh Quinn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A.M. for inspection and decision; hearing closed.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application October 14, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main Street (Block 5125, Lot 41), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Charles Becden.

For Opposition: J. P. Connolly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A.M. for further consideration after applicant files revised plans.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 17th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael Zeppetella.

For Opposition: Benjamin Epstein, Jennie Yodice, Gertrude Dunn, Mollie Gonshorek, Lucy Scotto, Joseph Calderone, Giovanni Licitra and Biagio La Spisa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A.M. for inspection and decision; hearing closed.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

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SUBJECT—Application November 16, 1953—(decision of the borough superintendent) under sections 7i, 7f, 7h, and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E 1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A.M. for further consideration.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 10 A.M. in conjunction with Cal. 816-53-BZ.

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street (Block 8596, Lot 33), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, hearing on this application has been duly held and closed and premises have been inspected for decision by the Board on March 23, 1954; and

WHEREAS, the applicant requested withdrawal of the application.

Resolved, that this application be and it hereby is *withdrawn*.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the hearing was duly held and closed for inspection of the premises and area, which inspection has been made, and for decision by the Board; and

WHEREAS, the applicant requested withdrawal of the application.

Resolved, that this application be and it hereby is *withdrawn*.

Correction of the minutes of the Meeting of the Board held on Tuesday afternoon, March 2, 1954, as printed in the Bulletin of March 9, 1954, Vol. 39, No. 10.

1446-39-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application for consideration—reopening as Vol. III under new plan including a showroom—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service and selling station, minor motor vehicle repairs, parking for cars waiting to be serviced, lubritorium and construction of proposed curb cut less than 75 ft. from a residence district; the erection of a sign and sign standard above the level of the 1st story and projecting 4 ft. beyond the building line, previously denied on two occasions for a gasoline station.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue (Block 6077, Lot 43), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

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THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE VOTE TO REOPEN—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3
Negative: Chairman Murdock 1

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner (Kesbec, Inc., lessee).

SUBJECT—Application December 4, 1952 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and erection of existing gasoline service station (previously granted by the Board), to include office and salesroom, storage room, lubritorium, car wash, motor vehicle repairs, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles, with a commercial sign nearer to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road, north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue (Block 4642, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Opposition: Edw. Hoffman, Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 6, 1953, subject to regular procedure, to consider extension of uses and reconstruction; and

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1½ height district; Olinville avenue and Willett avenue are in residence and business use, C area, class 1½ height districts; Gun Hill road is in a retail and business use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 6, 1952 acting on N.B. Applic. 1184-52, reads:

"1. Replacing and extending an existing gas station which is a non-conforming use in a business use area is contrary to Art. II, Sec. 6 of the Zoning Resolution.

2. A gasoline service station, lubrication, office and sales room; storage room; car washing; motor vehicle repair shop; sale of more than 5 used cars; and parking and storage of more than 5 motor vehicles is contrary to Art. II, Sec. 4 of the Zoning Resolution.

3. Commercial Sign for gas station as proposed does not comply with Art. V, Sec. 21B of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 190 ft. frontage by 100 ft. in depth, irregular, on which is located a gasoline service station; that at the time the existing structure was erected, it was located in a business use district; that there has been no change in height, area and use districts since 1916; that the present building was erected for a conforming use in 1925 and changed to and established as a non-conforming use under Cal. 604-26-BZ as a gasoline selling station; that it was completed in 1926 and certificate of occupancy 5340-49 was issued; that request

for parking was denied in 1936 under Cal. 355-36-BZ; that it is proposed to extend the present gasoline service station, to permit the erection of a one-story masonry and porcelain enamel building for use as a gasoline service station, office and salesroom, sale of more than 5 used cars, storage room, lubrication, car washing and minor repairs with hand tools only, and under section 7h for a temporary variation to permit the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the existing metal building is outmoded, inadequate and dilapidated, the grease pits are outside and it is not a satisfactory improvement for the land; that the present building is assessed for \$5,000 and the land for \$30,000; that sound business practice dictates a 5 to 1 ratio of improvements to land but in this instance, the ratio is just the opposite; that this obvious disproportionate value of land and building has placed a severe and increasing financial burden on the owner; that for many years, since 1929, they have been unable to develop this plot for any conforming use that would be economically sound; that the proposed \$60,000 investment, under a long term financing plan, by Kesbec, Inc., has been the only practical offer presented; that the granting of this application would permit the owners to make a reasonable and profitable use of their property without adversely affecting anyone; that there are no immediately adjacent properties affected, as this site is bounded by three streets and the present owners have a proprietary interest in the plot to the rear; that the new modern building, which will be only 13 ft. longer, has been designed to provide modern rest rooms, to permit lubrication and washing of cars indoors, installation of the most modern safety lifts, to permit installation of controlled night lighting to prevent any glare into adjoining premises and to light up the station area correctly so as to insure accident-free operation; that the gas pumps will be set back 10 ft. from their present location on the building line and that much needed parking space for neighborhood customers will also be provided; that the dust, dirt and rust particles of the elevated structure continually filter down and cover the gas station below and experience has shown that this fine dust imbeds itself into stucco and mortar joints and after a few years give the station a seedy, rusty appearance; that to date, the best resistant to this metallic dust has been a high grade porcelain enamel and request is therefore made for permission to cover the masonry work with the best grade porcelain enamel so that the building can be kept spotlessly clean at all times; that application is also made for a permanent variation so as to permit minor repairs with hand tools only such as changing tires, checking and replacing spark plugs, charging and replacing batteries; that inasmuch as the sale of more than 5 used cars is permitted in a business district, it is further requested that this use be incorporated in the resolution so that there will be no difficulty in obtaining the necessary permits; that the recent increase in auto traffic indicates a distinct need for off-street protected parking for neighborhood cars and the granting of this privilege will reduce traffic congestion and prove a great convenience to neighborhood car owners; that the signs on the building are business wall signs which indicate the firm name and the principal business transacted on the premises; that the proposed new building will result in a decided improvement in the general appearance, character and efficiency of the premises and will add to the general improvement of the neighborhood; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be granted on condition to permit the legally existing gasoline service station to be extended in area and to reconstruct the premises, based on the enlarged area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

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be and it hereby is *granted* under Section 7, Subdivision c, to permit the extension of area as proposed and reconstruction and rearrangement as indicated on plans filed with this application marked "Received December 4, 1952" (5 sheets), *on condition* that all buildings and uses on the premises shall be removed and the premises shall be reconstructed and rearranged as indicated on plans above cited showing the proposed conditions; that the accessory building shall be faced with face brick; that there shall be no cellar under such building; that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that the greasing equipment shall be of the hydraulic lift type; that under Section 7, Subdivision h, for a term of five (5) years, there may be parking and storage of cars, as proposed and as shown; and under Section 7, Subdivision i, there may be minor repairing carried on within the accessory building for adjustments with hand tools only; that the balance of the premises shall be surfaced with concrete or asphaltic pavement; that at the rear lot line there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that curb cuts shall be as indicated on plans cited above showing proposed conditions; that before any further plans or request for a permit are filed with the Department of Housing and Buildings complete working drawings shall be submitted to the Board for further consideration and for approval and after approval all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum for Bronxville Realty Corp., owner Liberty Fabrics of New York, Inc., lessee.

SUBJECT—Application July 10, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th streets (Block 4864, Lot 35), Borough of the Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum, Joseph J. Bryer, Ralph J. Marx and Franz Hausner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-	
ert and Keating and Deputy Chief Connors	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 28, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 26, 1954 after due notice by publication in the Bulletin; laid over to March 2, 1954, for inspection and decision without further argument; hearing closed; then to March 16, 1954, for decision after applicant has submitted required information; then to March 23, 1954, for further consideration and decision; no further hearing; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 228th street and East 229th street are in residence and retail use, C area, class 1¼ height districts; Bronxwood avenue is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1953 acting on Alt. Applic. 566-53, reads:

"1. Proposed extension to an existing building located partly in a retail use area and partly in a residence use

area, for use as a dye house is contrary to Art. 2, Sect. 3 & 4A of the Zoning Resolution.

Note: Extension is wholly within residence use area."

and

WHEREAS, the applicant states that the premises consist of a plot, 330.04 ft. frontage by 219.02 ft. in depth, irregular; that it is proposed to erect a one-story extension; and

WHEREAS, the applicant further states that the objection of the Department of Housing and Buildings relates to a proposed one-story extension to the existing dye house section of the premises, occupied by the lessee; that these consist of a group of one and two-story buildings occupying the block front on the east side of Bronxwood avenue and extending 330.04 ft. on East 228th street and 280.03 ft. on East 229th street; that within these buildings is conducted the manufacture, weaving and processing of lace fabrics; and

WHEREAS, the applicant contends that the original operation began on these premises in 1910 and some of the buildings have heretofore been the subject of consideration by the Board, specifically a two-story structure on the East 229th street side under Cal. No. 320-37-BZ, Vol. II, for which certificate of occupancy No. 4163 has been issued; that there is also pending Vol. I of this application relating to the section fronting directly on Bronxwood avenue, which relates to increasing this section in height; that on the East 228th street front, the most easterly building is known as building No. 5, which is a one story structure 25 ft. in width and used as the dye house; that directly adjoining to the east is a vacant portion of the lot, 50 ft. in width, fronting on East 228th street and 109.51 ft. deep; that it is proposed to use 30 ft. of this land for the depth of the lot and extend the present dye house to this portion, the openings between the two sections to be protected by standard fireproof doors; that the current dye house facilities are inadequate to handle the volume of goods which need processing and unless same is expanded there will be a serious and expensive back log of unfinished goods awaiting dye house processing; that it is feasible to conduct this process only on the main floor level as the present line of production leads through the main floor of the factory up to the present location of the dye house; that it is not feasible to operate on the upper stories as such operation would require a water tower which would project high above the roof of the present structure; that large quantities of water are required; that in the operation the fabrics become bulky and heavy and in the process of fabrication it is necessary to proceed in a continuous path, which can be done only in a one story building; that it is practically impossible to remove the entire dye house operation to higher floors, and that would completely disrupt the present line of production and require additional alterations to provide facilities to move the goods; that prior to 1953 there were handled 8000 to 9000 lbs. of fabrics per week and the present production necessitates processing 14,000 to 15,000 lbs. per week; that the proposed extension to the dye house, which forms a vital section of the line of production, will provide additional aisle room for the passage of bulky fabric now being scoured and dyed; that the extension as proposed will leave 20 ft. of unoccupied space to the east, so as not to discommode adjoining property owners; and

WHEREAS, this application was laid over for the applicant to consider the further objections that were filed with the owners; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the committee of the Board recommends that the application should be granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions under Vols. I and II, by adding thereto:

"* * * that in the event the owner desires to extend the dyeing building facing on East 228th street for a distance of 30 ft. and leaving a space to the east of 20 ft. unbuilt upon and not to be used, such extension may be permitted as an addition to the present dyeing establishment, as proposed and as indicated on plans filed

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with this application marked 'Received July 10, 1953,' 3 sheets, 'November 16, 1953,' 5 sheets, 'November 16, 1953,' 5 sheets, *on condition* that the building shall not exceed one story in height and shall not be further extended in height or area; that there shall be no windows in the building facing to the east; that any openings in such wall may be filled with glass blocks as approved for exterior walls; that there shall be no openings in the northerly wall but that any openings may be similarly filled; that the equipment for ventilating shall be as proposed, of a type designed to prevent objectionable odors through the neighborhood; that all machinery within the building adjacent to this proposed extension shall be arranged so as to make such machinery, including motors and fans, as soundproof as possible; that any ventilation through the roof shall be carried high enough as proposed to carry vapors well above the height of the roof and roofs of the adjoining buildings; that chemicals required in connection with the operation of the plant shall not exceed the amount as may be permitted by the Fire Department and such chemicals shall be maintained in proper receptacles and in proper places as the Fire Commissioner may require to avoid any fire hazard; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application October 1, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office (previously withdrawn by applicant).

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 27, 1953 subject to regular procedure, to consider proposed use (previously withdrawn); and

WHEREAS, a public hearing was held on this application on January 5, 1954 after due notice by publication in the Bulletin; laid over to January 12, 1954, at request of objector's representative; no further requests for adjournment; then to February 9, 1954, for inspection and decision; hearing closed; then to March 9, 1954, for inspection and decision; no further argument; then to March 16, 1954, for inspection and decision; then to March 23, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 2 height district; Norman avenue is in business and unrestricted use, C area, class 2 height districts; North Henry street is in residence and business use, C area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1953 acting on N.B. Applic. 1030-53, reads:

"1. Proposed gasoline service station, auto washing, lubritorium, office & accessory sales & minor repairs,

with hand tools only, located within a business district, is contrary to Art. 2, Sect. 4a, 29 & Art. 2 Sect. 4a-46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 95 ft. in depth, presently vacant; that it is proposed to erect a building 58 ft. front by 28 ft. in depth, one story, 13 ft. in height, of class 3 construction, to be used as an accessory building to proposed gasoline service station to house auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office; that it is further proposed to install eight 550-gallon gasoline tanks and four dispensing pumps, with two curb cuts facing Norman avenue and one facing North Henry street; and

WHEREAS, the applicant contends that it is proposed to develop the site with the only use that seems economically feasible in this location; that the north side of Norman avenue opposite the site, and for the entire affected area, is zoned unrestricted; that this north side is developed with garages, factories and a parking lot; that under the present proposal the building will face this unrestricted area and pumps will be installed only along Norman avenue; that the utmost will be done to preserve the character of the side street; that section 7A will be strictly complied with, with only one small curb cut located within 25 ft. of the corner; that an ornamental brick and iron fence will be constructed along the balance of the North Henry street building line and planting and shrubbery will be provided all along this fence; that the building will have face brick facades and the side of the building facing North Henry street will have a peaked roof; that no signs will be developed on the North Henry street side of the building and no show window will be installed in this side wall; that it is felt that these precautions will provide an attractive frontage along this side street that will be a distinct improvement over the present vacant lot; that the entire site will be paved and fences will be provided along all lot lines; that the fact that the owners allowed the city to take over the property for unpaid taxes, even though it is located in a heavily built-up area, is significant and shows that it is not economically justifiable to build stores or a similar conforming use in this neighborhood where so much of the surrounding area is unrestricted and where no new development has occurred in many years; that there has been no change at all in the surrounding buildings during the 15 years since the prior case was withdrawn; that the granting of this case will enable the city to put this plot back on productive tax rolls which would not otherwise be possible; that it is felt that the facing of all of the station facilities towards the unrestricted area will protect the character of the neighborhood and that the paved, fenced and well lighted corner which is proposed will be beneficial to the neighborhood; that the repairing herein proposed under section 7i will be confined to the interior of the building and will consist of minor repairs using hand tools only; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition, that such conditions be designed to protect the adjoining owners, particularly on North Henry street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received October 1, 1953," 3 sheets; that only approved materials shall be used in the construction of the building; that the building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that before obtaining permits from the Department of Housing and Buildings complete working draw-

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ings shall be submitted to the Board for further consideration and for imposition of conditions; that such plans shall be filed within two (2) months, and after approval by the Board all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

147-44-BZ—Vol. III

APPLICANT—William S. Shary, for 166-172 Livingston Street, Inc., owner (Robert Hall Clothes, lessee).

SUBJECT—Application October 27, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the use of structure on 1st floor for stores and storage, and on the 2nd, 3rd and 4th floors manufacturing in excess of permissible percentage (previously granted by the Board under Vol. I, 75% of combined area of floors, and later, under Vol. II for extension of structure for same occupancy and similar percentage).

PREMISES AFFECTED—166-176 Livingston street, south side, 97 ft. 11 in. east of Smith street and 147-157 Schermerhorn street (Block 164, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Wm. S. Shary and Ralph J. Gurfield.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 4, 1953 subject to regular procedure, to consider extension of factory use in place of storage; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Livingston street, Smith street Schermerhorn street are in a business use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1953 acting on Alt. Applic. 4344-49, reads:

"1. Previous approval limited manufacturing to original bldg. Submit to chief engineer for determination of whether BSA resolution permitted manufacturing in new extension.

2. Provide satisfactory arrangement for separation of areas devoted to mfg. from those devoted to storage."

and

WHEREAS, the applicant states the premises consist of a plot, 125.5 ft. frontage by 171.5 ft. in depth, on which is located a building 124.5 ft. front by 171.5 ft. in depth, 4 stories, 56 ft. in height, of class 1 construction, presently used as store, storage and for manufacture of clothing; that it is proposed to use the 2nd, 3rd and 4th floors for manufacturing use of 75% of the floor area, including the new extension, as granted by the Board in Vol. II; and

WHEREAS, the applicant contends that on May 9, 1944 under Cal. No. 147-44-BZ, the Board granted a variance permitting 75% of the floor area for manufacturing purposes; that this was prior to the erection of the 4-story extension now existing; that under Alt. Applic. 1968-47, plans were filed for the 4-story extension; that on October 28, 1947, under Cal. No. 147-44-BZ, Vol. II, the Board granted a further extension of the variance permitting 75% of the combined floor areas to be used for manufacturing on the 2nd, 3rd and 4th floors; that Alt. 1968-47 had lapsed; that subsequently the extension was erected under a new application, Alt. 4344-19, which was approved for storage of clothing on 2nd, 3rd and 4th floors of the ex-

tension and 75% of the 2nd, 3rd and 4th floors of the original building for manufacturing use; that even though the building was erected under the above alteration application, the physical aspects of the existing building and extension conform in every respect to the conditions as set forth in the resolution of the Board on October 28, 1947; that it is now proposed to use the 2nd, 3rd and 4th floors of the building and extension in accordance with the above resolution, that is, 75% of each floor to be used for manufacturing; that the character of the property in the affected area is substantially the same as in 1947 and the ownership and tenancy of the building are the same; that loading berths have been installed on the Schermerhorn street front, providing loading and unloading facilities within the building; that the entire premises, including the extension, is sprinklered; that a third stair has been installed from cellar to roof on the Schermerhorn street front and adequate exit and directional signs and lights have been installed on all floors.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on May 9, 1944, as amended on October 28, 1947, by adding thereto:

"* * * that inasmuch as the variance granted under resolution adopted by the Board October 28, 1947, as to the four story addition and the use of the 2nd, 3rd and 4th floors for manufacturing purposes beyond the 25% floor area has expired by limitation, in the event the owner now desires to extend the building substantially as formerly proposed and as now proposed, and as indicated on plans filed with this application marked 'Received February 10, 1954,' 11 sheets, that such extensions of building, and for the manufacturing use as proposed on such floors, may be permitted under similar conditions as apply to the main building as set forth in a resolution adopted by the Board on May 9, 1944; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

659-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application September 29, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway (previously granted by the Board for 15 years, to permit woodworking equipment within the building), using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jamaica avenue are in a

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business use, C area, class 1 height district; Little Neck parkway is in retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1953 on N.B. Applic. 3875-53 and superseded by N.B. Applic. 3875-53 dated February 26, 1954, reads:

"1. The proposed bldg. would occupy part of the plot designated for use as a driveway by the B.S. & A., as noted in Cal. #659/50 B.Z. This application must therefore be submitted to the B.S. & A. for approval.

2. The area covered by this proposed bldg., when added to the area of the existing bldg. will be contrary to Art. 4 Sec. 13(b) of Zone Res.

3. Not more than one bldg. permitted on a plot as per Art. 1, sec. 1(v) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 175.74 ft. in depth, irregular, on which is located a building 64 ft. front by 127 ft. in depth, irregular, one story in height, of class 3 construction, used for storage and sale of sash, doors and trim and as a saw mill, for which certificate of occupancy No. 72314-51 has been filed (original lot 200 ft. front); that it is proposed to erect a building at westerly lot line of new lot, 18 ft. front by 129 ft. 8 in. deep, 2 stories in height, of class 3 construction, to be used for storage of wood mouldings and trim (accessory use); and

WHEREAS, the applicant contends that the resolution adopted under Cal. No. 659-50-BZ requires that the balance of the plot, with a frontage of 36 ft. on Jamaica avenue may be used as a driveway for delivery and receipt of lumber, in connection with the building, but not for outdoor storage; that due to expansion of business, it is found necessary to occupy a portion of this driveway, but still leaving a driveway for loading and unloading; that to the west of the property in question is an office and parking lot for moving vans and further west are buildings for storage of lumber, and a lumber yard; that at the rear is a Long Island railroad siding for freight and the railroad track; that to the east, on the south side of Jamaica avenue, is a gasoline station; that on the north side, in Nassau county, directly opposite, is an automobile showroom and a lot for the sale and storage of used cars; that to the west is a gasoline station and to the east there is a nursing home, and further east, a gasoline station; that the granting of this application will in no way affect the true intent and purpose of the zoning resolution and the general welfare of the public will be preserved and substantial justice done; and

WHEREAS, the applicant states that loading space is provided inside of existing building as per section 19A.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 6, 1951, by adding thereto:

"that irrespective of the provision in the resolution above cited that there shall be no outside storage of lumber on the plot, there may be constructed and maintained an additional building for the storage of lumber, moldings and trim located along the westerly lot line, as proposed and as indicated on plans filed with this application, marked 'Received September 29, 1953' (2 sheets) and 'February 17, 1954' (3 sheets), on condition that such building shall be used only for the purpose proposed and only in conjunction with the main use of the building now on the premises; that in all other respects the building and occupancy shall comply with the requirements of prior resolutions and with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

342-53-BZ—Vol. II

APPLICANT—Ludwig Bono, for Levine and Verschleiser, owners.

SUBJECT—Application December 15, 1953 (decision of the borough superintendent), under section 7e of the zoning

resolution, to permit in a residence use district the use of the site as meeting rooms and cabaret, in addition to catering and dining and stores (previously granted by the Board).

PREMISES AFFECTED—2633 Broadway, west side, 40 ft., 7½ in. south of West 100 street (Block 1871, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig P. Bono and David Verschleiser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider change in use; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 100th street are in residence and business use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 11, 1953 acting on amendment to Alt. Applic. 546-53, reads:

"4. Proposed use of meetings rooms & cabaret in a residence use district is contrary to Sect. 3, Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. 3½ in. frontage by 222 ft. 47⅛ in. in depth, irregular, on which is located a building 60 ft. 3½ in. front by 212 ft. 47⅛ in. in depth, one story, 20 ft. in height, of class 3 construction, formerly motion picture theatre and stores, recently altered and decorated for catering and dining and stores; that it is proposed to permit the use of premises as granted by the Board and to permit a cabaret license; and

WHEREAS, the applicant contends that on July 14, 1953 the Board granted a variance under Cal. 342-53-BZ which permitted the conversion of a building from a motion picture theatre and stores into catering, dining and stores and plans were subsequently approved by the department of housing and buildings under Alt. 546-53; that the owners, in applying for their catering license, outlined the proposed activities of their establishment, and were informed that in addition to a catering license they would need a cabaret or dance hall license as well; that since the Department of Housing and Buildings' interpretation of catering establishment does not include the functions of a cabaret or dance hall and consequently creates an obstacle in procuring such required licenses, the owners' present position is serious indeed, since the operation of the establishment on a limited basis is placing their entire investment in jeopardy; that when a previous application was made with the Board for permission to conduct a catering and dining establishment, it was the owners' impression, based on past experience in this field, that certain activities were inherent in its definition such as wedding receptions, confirmation parties, etc. where food and beverages, and music and entertainment along with dancing were provided to guests; meetings of various organizations where no dancing, drinking or entertainment will take place and functions of organizational groups where tickets are sold to members and outsiders with music, dancing and entertainment included in the price of the ticket; that in this latter type of activity a one-night dance permit for each function is required by the Police department, who will not issue this permit unless the establishment possesses either a cabaret or dance hall license; that the alterations and decorations just

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recently completed constitute an expenditure exceeding \$60,000 which, added to the purchase cost of the property, amounts to a considerable investment; that the success of this venture is being threatened because of its present limited operation and the Board is therefore earnestly urged to consider this application favorably; and

WHEREAS, the applicant stated that the requirements of the resolution adopted by the Board on July 14, 1953, have been carried out and that a temporary certificate of occupancy has been obtained;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953, by adding thereto:

"that in the event the owner desires to have music and public dancing in connection with the catering and dining as heretofore permitted, such uses may also be permitted, as shown on plans filed with this application for amendment, marked 'Received December 15, 1953,' sheets 3 and 4 showing proposed conditions, *on condition* that the required permits and licenses shall be obtained for such use; that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

622-53-BZ

APPLICANT—Richard Shutkind, for Alhen Holding Corp., owner.

SUBJECT—Application August 17, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the change in occupancy from storage warehouse and unloading space to storage cooler, freezer and manufacturing, using more than area permitted.

PREMISES AFFECTED—147-12 95th avenue, south side, 25.03 ft. west of 147th place (Block 10027, Lot 5), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Richard Shutkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed; applicant to submit information as to proposed widening of 95th avenue; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 95th avenue and 147th place are in an unrestricted use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1953 acting on Alt. Applic. 1132-53, reads:

"1. Excessive area used for manufacturing in D area is contrary to the Zoning Resolution. Art. IV Sect. 14, Subsect. (c)."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.06 ft. frontage by 100.13 ft. in depth, on which is located a building 75 ft. front by 100 ft. in depth, one story, 14 ft. in height, of class 3 construction; that it is proposed to change the use to storage cooler, freezer and manufacturing of meat food products under United States Government inspection; and

WHEREAS, the applicant contends that the premises are occupied on the 1st floor as storage warehouse of meats in coolers, at rear portion of 55 ft. depth of building, and

unloading space at front 45 ft. depth of building, all of which is under U. S. Government Food Supervision and inspection; that it is proposed to change use of building for processing of meat products, in present rear coolers (which is the major portion of manufacturing use) and the front portion of building to be used for shipping, loading and unloading and factory use, in connection with the rear manufacturing portion as required under U. S. government inspection; that the proposed change of using the front portion of building in connection with rear manufacturing use would create excessive area for factory use, contrary to Sec. 14c of the zoning resolution, which permits occupancy of building covering 55% of the lot area; that immediately adjoining the site, at the rear, on block 10027, lots 10 and 36 are improved with buildings which occupy the entire lot areas; that in the same block, lot 1 at corner of Sutphin boulevard and 95th avenue, the building occupies the entire area of the lot; that directly opposite the site, facing on the same street, in block 9999, lots 1, 3, 5, 7, 9, 21, 34, 35, and 37 are improved with buildings which occupy excessive areas; that in the same block, lots 13 and 15 are improved with one-story garage and storage buildings, which occupy the entire area of the lot; that the proposed excessive use on the 1st floor will in no way affect the present general character of the neighborhood; and

WHEREAS, the applicant states that the area of the original approved building site (75 ft. by 100 ft.) is 7,500 sq. ft.; area of original and present part of building for storage warehouse use permitted (75 ft. by 55 ft.) is 4,125 sq. ft.; area of original and present enclosed unloading space permitted (75 ft. by 45 ft.) is 3,375 sq. ft.; area of proposed manufacturing use requested in existing unloading space (75 ft. by 45 ft.) is 3,375 sq. ft.; area of excess in original approved building use, for proposed new manufacturing use in the existing unloading space (75 ft. by 45 ft.) is 3,375 sq. ft.; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area coverage so as to permit a portion of the approved unloading space to be occupied for uses as proposed and as indicated on plans filed with this application marked "Received August 17, 1953," 2 sheets, "November 12, 1953," 1 sheet, and "November 19, 1953," 1 sheet, "January 7, 1954," 1 sheet, and "January 11, 1954," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and a corrected certificate of occupancy shall be obtained.

626-53-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application August 8, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street (Block 4249, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Peter Deutsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed;

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Chestnut street and Doscher street are in residence and business use, C area, class 1 height districts; Sutter avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1953 acting on Alt. Applic. 903-53, reads:

"1. Proposed open parking and storage of more than 5 cars in a Residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 158 ft. 8½ in. in depth, presently vacant; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that it is proposed to properly grade the present vacant site and pave it with cinders and that a 4 ft. high woven wire fence will be erected along the lot lines and the building lines; that the necessity exists in this neighborhood for a properly controlled parking lot and as this application is for a temporary period of years, it is requested that this application be granted for fifteen years; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be granted under certain conditions for a temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of two (2) years, to permit the premises as proposed to be occupied for the parking and storage of motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of the streets on which the property faces and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the interior and street building lines there shall be constructed and maintained continuously, a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, except for openings to Chestnut street and Doscher street, where shown, for entrance and egress; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a one story building which may be of frame, erected within the building line near the entrance at Doscher street, as shown, solely for use as a shelter and office for the attendant; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that sidewalks and curbing in front of the premises on both streets shall be repaired to the satisfaction of the Borough President; that signs shall be restricted to a sign which may be erected at each entrance advertising only the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses, permitting such sign to be not over 25 ft. in area each and not to extend over the building line and not illuminated; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this resolution.

693-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Ernest A. Haaren, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—49-15 Kissena boulevard and 140-01 to 140-13 Oak avenue, northeast corner (Block 5222, Lots 41 and 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Milton Kuslansky, Evelyn Murnane, Mrs. Anthony Pardo, Mrs. Marion Kruzoff, Emil Guarino, Mrs. Helen Guarino, Mrs. Werner Goltermann, Mrs. Betty Knappe, Otto A. Knappe and Patricia A. Murnane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Oak avenue and Kissena boulevard are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1953 acting on N.B. Applic. 3624/53, reads:

"1. Proposed erection of a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office and sales, parking and storage of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 94.5 ft. frontage by 150.94 ft. in depth, irregular, presently vacant; that as of July 25, 1916 that part of the site within 100 ft. of Kissena boulevard was in a business use district and was changed to its present designation on March 29, 1947; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline tanks and three gasoline pumps; that the accessory building having a frontage of 30 ft., a depth of 60 ft., one story in height, of class 3 construction, will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales, and storage; that a portion of the site will be reserved for the parking and storage of motor vehicles; that the contemplated accessory building will be modern in design and in keeping with any future development that may take place in the area; that a 5 ft. wide planted and landscaped area will be maintained on the northerly and easterly lot lines as well as a 5 ft. high woven wire fence on the same lot lines; that this planted area will provide additional light and ventilation to adjoining lots and also act as a buffer to adjoining land; and

WHEREAS, the applicant contends that Kissena boulevard is a main auto lane leading across Queens and as such the proposed gas station is in keeping at this point; that there are many dwellings in the immediate vicinity and as there are no other gas stations in the affected area, the proposal is a vitally required service which is now lacking; that the premises have been in the same ownership since 1930, with no possibility of a conforming development due to its location on a busy auto lane with its attendant noise and fumes,

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and it is mandatory that the site be developed in the only feasible manner, as proposed, so that the owner may receive an equitable return on his investment and also be able to continue to pay real estate taxes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3624-53, Obj. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application October 1, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of fifteen years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 to 145-66 Farmers boulevard, northeast corner (Block 13313, Lot 40), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, New York boulevard and Farmers boulevard are in a retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 18, 1953 acting on N.B. Applic. 3529/53, reads:

"1. The proposed use and occupancy of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, parking and storage of motor vehicles on a plot located in a Retail Use District is contrary to Article II, Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 193.84 ft. frontage by 161.34 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the premises were in an undetermined zone and were placed in the business use district on December 2, 1932; that the premises were then placed in a retail use district on January 21, 1947; that on July 25, 1916 the premises was in a class 1 height district and was placed in its present height designation of ½ on June 30, 1952; that it is proposed to secure a variance for a period of 15 years in order to erect a gasoline service station consisting of twelve 550-gallon gasoline storage tanks and four gasoline pumps; that the contemplated accessory building will have a frontage of 48 ft. and a depth of 27 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage, office and sales; that part of the open site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that as the building is to be modern in design, it will improve the appearance of the community and be in keeping with any future development that may take place in the area; that parking and storage on the site will alleviate the parking situation in the area; that the site is irregular in shape and does not lend itself to store development; that there are sufficient stores in the area for public requirements; that Farmers boulevard and New York boulevard are highly traversed auto lanes; that block 13332, lot 13 is developed with a gasoline station, so that Farmers boulevard has not maintained its strictly retail use and the proposal is therefore in keeping; that the land is high in assessed value and it is mandatory that it be developed at this time so that the owner may receive an equitable return on his investment and continue to pay taxes; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of fifteen (15) years, on condition that all uses on the premises shall be removed and the premises shall be arranged substantially as indicated on plans filed with this application; that before any permit is requested from the Department of Housing and Buildings or further plans filed, complete working drawings shall be submitted for further consideration and for additional conditions; that such plans shall be filed within two (2) months and after approval by the Board, all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

849-53-BZ

APPLICANT—Anthony J. DiBitetto, for Lorenz Schneider Co. Inc. and F. K. Brown, owners.

SUBJECT—Application December 1, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in the extension of existing parking and storage of owners', customers' and employees' motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th avenue, south side, 230 ft. east of 217th street, 217-25 Sigourney avenue, north side, 111.48 ft. east of 217th street and 217-01 99th avenue (Block 10763, Lots 23 and 64), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Anthony J. DiBitetto and Milton V. Brown.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and unrestricted use, C and E-1 area, class 1 height districts; Sigourney avenue is in residence and unrestricted use, E-1 area, class 1 height districts; 99th avenue is in a residence use, E-1 area, class 1

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height district; 98th avenue is in an unrestricted use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1953 acting on Alt. Applic. 2312/53, reads:

"1. Use of premises located in a residence use district as parking and storage of motor vehicles for owners and customers (no fees to be charged) is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 280 ft. and 30 ft. frontage by 100 ft. and 100 ft. in depth, on which is located, on lot 23, a two-story, class 3 building, used as a storage garage and warehouse and a parking lot for owners' and customers' use, for which certificate of occupancy No. 82505-52 has been filed; that lot 64 is vacant; that it is proposed to use the vacant portion (lot 64) for the parking and storage of motor vehicles, with the entrance and exit from unrestricted portion; and

WHEREAS, the applicant contends that the owner operates a fleet of 38 vehicles which load and unload at the warehouse, and further maintains off-street loading and unloading space in its warehouse for large trailer trucks; that in view of this, it is necessary to keep the street adjoining the warehouse free of parked vehicles in order to permit the free passage of commercial vehicles; that the corporation employs about 65 persons, many of whom drive in and use the parking facilities now available; that the space available is not sufficient thereby making it necessary for some employees, and for customers at times, to park in the adjoining streets; that to avoid this street parking is the sole purpose of this application for a variance; that if permission is granted, the parking lot will be used solely for the daytime parking, during regular business hours, of private passenger automobiles of employees and customers, without charge; that the parcel to be used is vacant and overgrown with weeds and brush, which will be cleared and maintained for the general improvement of the immediate area; that the area involved will be graded and paved with a dust free surface and will be fenced with an appropriate type of woven wire fence; that landscaping will be provided between the building line and the fence along Sigourney avenue and 99th avenue in order to enhance the appearance of the frontage; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the premises to be occupied for the parking of cars belonging to the owner, employees and patrons of the concern on lot 23, as shown and proposed on plans filed with this application, marked "Received December 1, 1953" (3 sheets), *on condition* that the plot shall be cleared of all uses and bushes and leveled and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the lot lines, including the street line of Sigourney avenue, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, except that along the easterly lot line of lot 63, there shall be constructed and maintained a stockade type fence of similar height; that entrance to the lot shall be solely from lot 23 facing 98th avenue under same ownership; that during the term of this variance the plot shall be occupied for no other use and no buildings or signs shall be erected thereon; and that all permits required shall be obtained, including certificate of occupancy and all work completed within six (6) months from the date of this resolution.

857-53-BZ

APPLICANT: Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Application November 30, 1953 (decision of the borough superintendent), under sections 19A(j) of the zoning resolution, to permit in a business use district the reduction of required number of loading berths from two to one loading berth, and also to permit the reduction of the required height of entrance to loading berth from 14 ft. to 13 ft.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Sanders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for applicant to obtain new objection from Borough Superintendent and file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Church avenue are in a business use, C area, class 1¼ height district; Flatbush avenue is in retail and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1953 acting on amendment to Alt. Applic. 3040-52 and superseded by amendment to Alt. Applic. 3040-52, dated February 1, 1954, reads:

"21. Proposed reduction of the number of required off-street loading berths to only one berth where two are required is contrary to the requirements of sub-sections (c) & (d) and sub-section (h) sub-division 5 of Sec. 19A of the Zoning Resolution. Also the reduction of the height of the required loading berth to 13 ft. violates sub-section (h) sub-division 2 of Sec. 19A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 166 ft. ¾ in. frontage by 91 ft. 6¾ in. in depth, on which is located a building 166 ft. ¾ in. front by 81 ft. 6 in. at street level (typical floor), 79 ft. 6 in. in depth, 3 stories, 53 ft. in height, of class 1 construction, formerly a theatre, now being reconstructed and altered as an office building; that it is proposed to reduce the required number of loading berths from two to one, and to reduce the height of entrance from 14 ft. to 13 ft.; and

WHEREAS, the applicant contends that the request for a variance in this matter is because a construction problem exists; that the existing truss construction of the building has fixed the floor heights; that in order to raise the height of the loading berth area to more than 13 ft. would entail the cutting and removal of the existing trusses, shoring of the walls and finally erecting a bulkhead in the floor of the 2nd floor offices, thereby causing severe hardships; that the type of occupancy in this building does not require trailer trucks; that the type of trucks that will use the loading berth will be of a smaller type; that subsection "c" does not require a loading berth in a C area for less than 25,000 sq. ft.; that the gross area between the walls of the subject building on the 2nd and 3rd floors, which is used for offices, is approximately 24,166 sq. ft.; that the gross area of the 1st floor, which will contain stores, is approximately 12,643 sq. ft. and only one loading berth is required for this area; and

WHEREAS, the applicant states that his client, being a layman, had no knowledge that an amendment to the zoning resolution was pending at the time he took contract; that the signed contract for the purchase of the building is dated May 23, 1952, this date being over a month prior to the date

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that the amendment to the zoning resolution become effective; that title was taken August 6, 1952 and on January 19, 1953 he transferred the ownership to the Ricky Properties, of which he is now an officer; that had he known he would be forced to lose the valuable space of the 1st floor for loading berths, he might not have purchased the building; that in order to comply with the objection of the Department of Housing and Buildings will cause a great financial hardship; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, Subdivision j, to permit the omission of the two loading berths, as previously required, on condition that the rear stairway shall terminate at Church avenue through an approved passageway, as indicated on revised plans marked "Received March 17, 1954," 6 sheets, and as passed upon by the Borough Superintendent under amendment to Alt. Applic. 3040-52, Objection of March 17, 1954, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of that zoning resolution; that this variance is granted only so long as the building is occupied as proposed and as shown on plans filed with this appeal marked "Received November 30, 1953," 7 sheets, and "February 4, 1954," 6 sheets, and not for other types of uses.

858-53-A

APPLICANT—Max Wechsler, for Ricky Properties, Inc., owner.

SUBJECT—Appeal filed November 30, 1953 from a decision of the borough superintendent.

PREMISES AFFECTED—2211-2229 Church avenue, north side, 77 ft. 6 in. east of Flatbush avenue (Block 5089, Lot 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, in view of action taken by the Board this day under Cal. 857-53-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 12:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, March 23, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

1224-39-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application reopened November 10, 1953—re Sloan V-100-A Vacuum Breaker.

APPEARANCES—

For Applicant: J. A. Edwards.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 1224-39-SM

February 25, 1954

Subject: Sloan Vacuum Breaker, amendment of resolution to include Revised Model V-100-AA.

The Board of Standards and Appeals on November 26, 1940 approved the Sloane V-100-A Vacuum Breaker under the provisions of C26-12770 Administrative Code. Request was made for an amendment of the resolution and on April 11, 1944, the resolution was amended provisionally approving the VP100A (plastic) vacuum breaker for the period of the war emergency when manufactured and installed in accordance with the report and when labeled as required for Model V-100A. A further request for amendment of the resolution was made and the case was reopened November 10, 1953 for test and report as to revised Model V-100-AA. An inspection of Model V-100-AA indicates that the unit vacuum breaker is the same as used in Model V100-A. Present at the inspection were Chief Engineer L. V. Huber of the Committee on Test and P. C. Platt, representing the applicant.

Recommendation

On the basis of the inspection and data submitted by the applicant, the Committee on test recommends the amendment of the resolutions of November 8, 1939, November 26, 1940 and April 11, 1944, so as to include the approval of Model V-100-AA Sloan Vacuum Breaker.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of November 8, 1939, November 26, 1940 and April 11, 1944 in accordance with the above report.

729-44-SA

APPLICANT—The American Laundry Machinery Co., owner.

SUBJECT—Application reopened September 15, 1953—re Noex Safe Petroleum Dry Cleaning Unit, Models 1, 1A, 1B, 1C, 1D, 1E, 1F and 1H, previously approved (re amendment to resolution as to establishing capacity of Noex Dry Cleaning Units).

APPEARANCES—

For Applicant: Jules H. Bluestone.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 729-44-SA

February 19, 1954

Subject: Amendment to resolution as to establishing capacity of Noex Dry Cleaning Units.

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The American Laundry Machinery Co., requested by letter dated July 20, 1953 that the resolution adopted June 17, 1947 and as amended June 27, 1950 under Cal. No. 729-44-SA be amended so as to establish the dry load capacity of the following units #1, 1A, 1B, 1C, 1D, 1E, 1F and 1H.

Purpose

The appliances are dry cleaning units using a solvent having a flash point of 138.2 deg. F. commonly known as 140 deg. F. units.

Description

The units herein mentioned were approved by the Board June 17, 1947 and June 27, 1950 under Cal. No. 729-44-SA. The models 1 and 1B have a washer 30" x 40" and the models 1A, 1C, 1D, 1E, 1F and 1H have a washer 30" x 48".

In view of the action of the Board November 24, 1953 under Cal. No. 838-53-GR the dry load capacity shall be figured on the basis of 2.8 lbs. per cu. ft. of washer.

Models 1 and 1B

30" x 40" = 16.3 cu. ft.

16.3 cu. ft. x 2.8 = 45.7 lbs. of dry wash.

Models 1C, 1D, 1E, 1F and 1H—30" x 48".

30" x 48" = 19.6 cu. ft.

19.6 cu. ft. x 2.8 = 54.9 lbs. of dry wash.

Recommendation

The Committee on Test recommends that the resolution adopted June 17, 1947 and amended June 27, 1950 under Cal. 729-44-SA be amended so as to establish the dry load capacity of the following Noex Dry Cleaning Units. Models 1 and 1B—45.7 lbs. of dry wash, Models 1C, 1D, 1E, 1F and 1H—54.9 lbs. of dry wash, on condition that in all other respects the requirements of the resolution adopted June 17, 1947 under Cal. No. 729-44-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of June 17, 1947 and June 27, 1950 in accordance with the above report.

309-46-SA

APPLICANT—Wayne Home Equipment Co., owner.

SUBJECT—Application reopened September 15, 1953—re Wayne Oil Burner, Model 0; re—Amendment to resolution as to additional model and permission to market under additional trade names.

APPEARANCES—

For Applicant: John Thurston.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 309-46-SA February 18, 1954

Subject: Amendment to resolution as to additional model and permission to market under additional trade names.

Wayne Home Equipment Co., Inc. Fort Wayne, Ind. requested by letter dated June 26, 1953 that the resolution

adopted July 9, 1946 and amended May 31, 1950 under Cal. No. 309-46-SA be amended to include Model E. and permission to market Model E. under additional trade names. The application was reopened by a vote of the Board September 15, 1953.

Purpose

The appliance is a gun type fuel oil burner.

Description

Model E. is similar to the models approved by the Board under Cal. No. 309-46-SA except that the 10,000 volt transformer is located on the top of the fan housing instead of on the side and the supports of the burner are brackets, located at the bottom, instead of a pedestal base. In all other respects, the Model E is similar to the Model O, A, B and AB.

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1946 and amended May 31, 1950 under Cal. No. 309-46-SA be amended so that the models recommended for approval (including those models previously approved) are the Wayne Oil Burner Models O, A, B, AB and E. The Committee further recommends that the Model E. may be marketed under the additional trade names Norge Heat Division Model FOB 53 and COB 53; Atlantic Steel Boiler Model OE; Bard Mfg. Co. Model OE; Dewey-Shepard Co. Model OE; Delux Co. Model OE; Dornback Furnace and Foundry Co. Model OE; Excel Co. Model OE and Dowagrac Steel Furnace Co. Model OE, on condition that the requirements of the resolution adopted July 9, 1946 under Cal. No. 309-46-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of July 9, 1946 and May 31, 1950 in accordance with the above report.

443-47-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

SUBJECT—Application reopened October 20, 1953—re Armstrong's Corkboard and Corkboard Lagging (insulation for cylindrical tanks); re—Amendment to resolution as to additional use of Corkboard.

APPEARANCES—

For Applicant: M. A. Gensler.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 443-47-SM

February 23, 1954

Subject: Amendment to resolution as to additional use of Corkboard.

Armstrong Cork Co., New York requested by letter dated September 30, 1953 that the resolution adopted November 5, 1947 under Cal. No. 443-47-SM be amended so as to include the use of corkboard as a roof insulation. The application was reopened by a vote of the Board October 20, 1953.

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Recommendation

As C26-680.a.2 reads "The use of cork or fibre board as roof insulation is lawful provided such cork or fibre board is covered with an approved type of fire resistive roof covering applied directly thereto." The Committee on Test recommends that the resolution adopted November 5, 1947 under Cal. No. 443-47-SM be amended so as to permit the use of Armstrong Corkboard as a roof insulation under the provisions of C26-680.a.2 Administrative Building Code, on condition that the requirements of the resolution adopted November 5, 1947 under Cal. No. 443-47-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 5, 1947 in accordance with the above report.

1027-47-SA—Vol. II

APPLICANT—U. S. Machine Corporation, owner-manufacturer.

SUBJECT—Application reopened October 21, 1952—re Winkler Low Pressure Oil Burner, Models L-3 and L-6 (re amendment of resolution as to additional models).

APPEARANCES—

For Application: Walter R. Leander.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1027-47-SA-Vol. II February 23, 1954

Subject: Amendment to resolution as to additional models.

U. S. Machine Co., Indiana, requested, by filing an application dated September 15, 1952, that the resolution adopted May 10, 1949 under Cal. No. 1027-47-SA—Vol. I be amended to include additional models of Winkler Low Pressure Oil Burner. The application was reopened under Cal. No. 1027-47-SA—Vol. II by a vote of the Board of October 21, 1952.

Description

The Board approved the Winkler Low Pressure Oil Burner Models LP-2 and L2F under Cal. No. 1027-47-SA. The additional models L-3 and L-6 are basically the same as the approved models except that the new models are designed for greater capacity.

Recommendation

The Committee on Test recommends that the resolution adopted May 10, 1949 under Cal. No. 1027-47-SA—Vol. I be amended so as to include additional models of Winkler Low Pressure Oil Burners so that the Oil Burners recommended for approval under this resolution (including those models previously approved) are the Winkler Low Pressure Oil Burner Models LP-2, L2F, L-3 and L-6, on condition

that the requirements of the resolution adopted May 10, 1949 under Cal. No. 1027-47-SA—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 10, 1949 in accordance with the above report.

344-48-SA

APPLICANT—Bede Products, Inc., owner.

SUBJECT—Application reopened December 15, 1953—re Bede Paint Heater (electrically operated); re amendment of resolution re Bede Paint Heater, previously approved.

APPEARANCES—

For Applicant: Peter S. Gluck.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 344-48-SA

February 23, 1954

Subject: Application for consideration—amendment of resolution re Bede Paint Heater (electrically operated) previously approved.

The Board of Standards and Appeals December 20, 1949 approved the Bede Paint Heater electrically operated for use in New York City under the Paint Lacquer Rules. Request was made for reopening and amendment of the resolution and the case was reopened December 15, 1955. The new model is known as Model UU and consists essentially of two units of the heater as approved by the Board December 20, 1949. Two of the original heater units are enclosed in an approximately sheet metal container. Each of the two units consist of an aluminum casting containing the tubing through which the paint passes, and enclosing a thermostat, two cartridge heaters and a fusible link which serves as a safety device to prevent excessive temperatures in case the thermostat should fail to operate. A three inch thick asbestos insulating pad is provided between the castings, and the intermediate base of the outer enclosure. The space between the inner casting assembly and the outer enclosure and the space between the top of the casting and the cover of the outer enclosure is filled with glass wool insulation. Inlet paint connections are provided near the lower end and outlet connections near the upper end of the device. Circulation is affected by a fluid pump manufactured by the Geo. D. Roper Corp. of Rockford, Ill. The pump is gear driven by a centrifugal type air motor manufactured by the Gast Mfg. Corp. Benton Harbor, Mich. A further amendment is requested to include in the approval a new model of the same type of paint heater model E. This model E is built on same principles as model U. The main difference being the size, paint flow and heating arrangement. Model E is smaller than Model U, paint which flows through spiral tubing in Model U runs through a flat-lying channel in Model E. Heating elements are cast in the aluminum base below the paint flow channel. Model E is operated by the same pump and air motor as Model U; thermostatic control and pressure gauge are the same.

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Inspection and Test

The new model E was inspected and tested at 719 Broadway, New York City and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Inre Chairman and Peter Gluck, representing the applicant.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution of December 20, 1949 be amended so that as amended it shall read:

"On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Bede Paint Heater electrically operated Models, U, UU and E, for use in New York City under the Paint and Lacquer Rules of the Board of Standards and Appeals when installed and operated in accordance with this report and the report and recommendation of the Underwriters Laboratories, Inc., of Chicago and in compliance with the Electrical Code of the City of New York, provided the appliance bears a label permanently affixed reading: 'Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 344-48-SA.'"

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 20, 1949 in accordance with the above report.

316-52-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Application April 8, 1952—Armstrong's Minatone (soundproof walls and ceilings), approval of.

APPEARANCES—

For Applicant: M. A. Gensler.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 316-52-SM February 23, 1954

Subject: Armstrong's Minatone (Soundproofing for walls and ceilings), approval of.

Armstrong Cork Co., filed April 8, 1952, an application with the Board of Standards and Appeals for approval of Armstrong's Minatone soundproofing for walls and ceilings, under the provisions of C26-178.0.b and C26-88.0 Administrative Building Code.

Purpose

An incombustible acoustical tile.

Description

Minatone is composed largely of fiberglas fibers bonded with starch. In the manufacture of this product the fiberglas fibers, fillers and binders are mixed uniformly together then laid down on forming equipment into a wet mat.

The mats are then dried at elevated temperatures after which they are sanded, sized, perforated and painted. Each

unit is sanded to uniform thickness and is accurately and squarely cut to the desired unit size. After the painting operation the material is inspected and packed in corrugated cardboard cartons with 40 square feet of $\frac{5}{8}$ " thick material per carton. The material is now ready for warehousing or shipping as desired.

Inspection and Test

A forty minute fire test was made on a ceiling panel covered with $\frac{5}{8}$ " minatone (a perforated acoustical material)—at the Research Center of Armstrong Cork Company at Lancaster, Pennsylvania, on May 22, 1952. Present at the test were Chief Engineer Leslie V. Huber, of the Committee on Test, Emanuel H. Glick, M. A. Gensler, and R. E. Shambo, representing the applicant. The test was conducted by A. D. Parks, in charge of test, J. H. Withman and J. R. McMichael, of the Laboratory.

The test panel consisted of nine 12" x 12" x $\frac{5}{8}$ " Minatone tiles cemented to a 36" x 36" x $\frac{1}{2}$ " cement-asbestos board using S-128 Cement. The surface of the tiles had a standard factory—applied paint finish.

The test panel was assembled by the Acoustical Section of the Research and Development Center of the Armstrong Cork Company.

The test procedure was in accordance with the fire test requirements of Federal Specifications for "Acoustical Units, Prefabricated", SS-A-118a Section F3c (1). The test panel was suspended in a horizontal position over an air-gas burner. The burner was fitted with a $\frac{3}{4}$ " diameter nozzle, the top of which was 28 $\frac{3}{4}$ " below the fire exposed face of the panel. Using a semi-luminous flame, the temperature of the fire-exposed face was increased in accordance with the Columbia time-temperature curve. The flame temperature was measured, with a chromel-alumel thermocouple made of No. 8 B & S gauge wire placed in a 3" horizontal coil one inch below the center of the specimen. The wire was bare for a distance of 2 inches from the junction.

After cutting off the gas, there was no flaming. Glow lasted for approximately 5 seconds. Smoking continued for about 2 minutes.

All material was intact at the end of the test. There was no flaming from the sample at any time. Smoke came from the panel for approximately 2 minutes.

An examination of the panel after it was removed from the test position indicated the following:

There were no cracks nor fissures on the surface.

Gray discoloration over circle 10 $\frac{1}{2}$ " in diameter.

Area of char after removing burned portion 11" diameter circle.

Burned through area 4" x 4".

In test of sound absorption co-efficients were made at.

Cycles—	128	256	512	1024	2058	4096
	.25	.56	.92	.99	.77	.60

The noise reduction co-efficient was .85.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of Armstrong's Minatone (an incombustible acoustile tile), for voluntary use in New York City, as having met the requirements of C26-88.0, when manufactured as herein described, provided each package or container of this material be marked, labeled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 316-52-SM"; and that the tiles be kerfed for mechanical suspension, and only used in a mechanical suspension system under the provisions of C26-461.0 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

484-52-SM

APPLICANT—Socony Paint Products Co., owner.

SUBJECT—Socony 46-J-2159 Black Pipe Sealing Compound (for pipe thread and couplings on petroleum oil lines), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 484-52-SM February 23, 1954

Subject: Socony 46-J-2159 Black Pipe Sealing Compound (for pipe thread and coupling on petroleum oil lines), approval of.

Socony Paint Products Co., owner-manufacturer, filed June 16, 1952, an application with the Board of Standards and Appeals for approval of the Socony 46-J-2159 Black Pipe Sealing Compound (for pipe thread and couplings on petroleum oil lines) under the provisions of C19 Adm. Code.

Purpose

A pipe joint sealer for lines carrying petroleum products only.

Description

This black pipe sealing compound composed of Flake Orange Shellac Gum 52.39 Carbon Black 3.9% Formula #1 Denatured Alcohol 43.8%.

This material is used as a pipe joint sealer for lines carrying petroleum oil products only. Joints may be broken at any time without injury to the fittings. Supplied ready to use as received in a rather heavy body which can be thinned with any conventional alcohol.

Inspection and Test

This material was inspected and tested at the Greenpoint laboratory of the Standard Oil Company, and found to comply with specifications. A two inch pipe was fitted together with this compound at the joints and subjected to a 200 lb. hydrostatic pressure without leakage. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Ed. Crawford and H. Bendelari, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of Socony 46-J-2159 Black Pipe Sealing Compound for pipe thread and couplings when used with fuel oil, gasoline, or naphtha, but not for use with pipe subject to water or steam, on condition that each container of Socony 46J-2159 Black Pipe Sealing Compound (for pipe thread and couplings or petroleum oil lines) bear a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 484-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

485-52-SM

APPLICANT—Socony Paint Products Co., owner.

Subject: Socony 46-R-2 Red Paste Sealer (for pipes and couplings), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 485-52-SM February 23, 1954

Subject: Socony 46-R-2 Red Paste Sealer for pipes and couplings, approval of.

The Socony Paint Products Co., owner-manufacturer filed June 16, 1952, an application with the Board of Standards and Appeals for approval of Socony 46-R-2 Red Paste Sealer for pipes and couplings under the provisions of C19 Administrative Code.

Purpose

A sealer for pipe threads and couplings on petroleum oil lines.

Description

This is a composition consisting of Bleached White French Shellac Gum 30.4%, Venetian Red Oxide 44.1% and Formula Denatured Alcohol 25.5%. Weight per Gallon 12 lbs.

This is used as a pipe joint sealer for lines carrying petroleum products only. Supplied ready to use in a rather heavy body, if necessary to thin use small quantity of alcohol.

Inspection and Test

This material was inspected and tested at the Greenpoint Laboratory of the Standard Oil Co., and found to comply with specification. A 2 inch pipe was fitted together with this compound at joints and subjected to 200 hydrostatic pressure without leakage. Present at the test were Chief Engineer L. V. Huber of the Committee on Test, Ed. Crawford and H. Bendelari, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of Socony 46-R-2 Red Paste Sealer for pipes and couplings when used with fuel oil, gasoline or naphtha, but not for use with pipe subjected to water or steam, on condition that each container of Socony 46-R-2 Red Paste Sealer bear a label reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 485-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

175-53-SM

APPLICANT—The Zone Company, owner.

SUBJECT—Application March 6, 1953—Zone Heavy Duty Roof Coating, Primer and Plastic Cement, approval of.

APPEARANCES—

For Applicant: L. Robinson Costigan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 175-53-SM

January 28, 1954

Subject: Zone Heavy Duty Roof Coating-Fire Plate, approval of.

The Zone Company, owner-manufacturer, filed March 6, 1953, an application with the Board of Standards and Appeals for approval of the Zone Heavy Duty Roof Coating and Fireplate.

Purpose

A fire resisting roof coating.

Description

This material, zone heavy duty roof coating, is a treated natural asphalt containing long fiber asbestos, and tung oil. Zone Fire Plate is similar to Zone Heavy Duty roof coating but contains in addition, a chlorinated inorganic gelling agent. The bitumen asphalt used has a flash point in excess of 500 deg. F.

Inspection and Test

The specimen tested consisted of a combustible deck over which were applied 3 layers of 25 lb. felt with a brush coat of 1½ gal. per square of Zone heavy duty roof coating. A brand test on this material was conducted at the Farm Colony, Staten Island on October 28, 1953, in accordance with Group 16 Fire tests of Roof Covering. The Brand was completely consumed in 17 min. with no effect on the decking and no effect on the 3 layers of felt. There was no appreciable rise in temperature of the combustible decking.

A brand test on the fireplate, 2 layers of felt with 2 brush coating and a top of a fire retarding composition (fire plate) was then conducted. The brand was completely consumed in 16 minutes with no effect on the layers of felt and no appreciable rise in temperature of combustible decking.

Recommendation

On the basis of the test approval is recommended of Zone Heavy Duty Roof Coating and Fireplate, as meeting the requirements of Group 16 Fire Test of Roof Covering Administrative Building Code. It is also recommended that this material when used in New York City shall have each package or roll marked or labelled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 175-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

386-53-SA

APPLICANT—Detrex Corporation, owner.

SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 386-53-SA

February 3, 1954

Subject: Detrex Dry Cleaner Process Model 421, approval of.

The Detrex Corporation, owner-manufacturer of Detroit, Michigan, filed May 14, 1953, an application with the Board of Standards and Appeals for approval of the Detrex Model 421 Dry Cleaner Process under the provisions of C26-178.0.b and Chapter 19 Administrative Code.

Purpose

Dry cleaning processing machine for dry cleaning of garments, drapes, etc. using non-inflammable non combustible liquid perchlorethylene as the cleaning fluid, having a capacity of 20 lbs. of dry load.

Description

The process consists of two main machine assemblers, one of which is a washing machine, where the work is washed in the solvent and in which most of the solvent is removed by centrifugal extraction. The clothes are then placed in the second closed unit where a final solvent recovery is performed and any trace of odor is removed. The cleaning machine has an hourly capacity of three to four 18 to 20 pound loads of garments (dry weight) and the recovery unit is designed to remove the solvent and deodorize at an even greater capacity. The solvent is rated by the Underwriters' Laboratories at zero flammability on a scale in which Kerosene (100 deg. F. flash) rates 30 to 40 and ether rates 100. The dry cleaning process is approved by the Underwriters' Laboratories Electrical 19047 Application #52C1050. The dry-cleaning machine is designed for operation on 220 volts single phase 60 cycle current. The synth-O-saver for operation on 100 volts, single phase 60 cycle current. The total converted electrical load for the dry cleaning process is approximately 2½ H. P. The electrical service of 220 volts single phase to the dry cleaning unit is supplied through a fused line disconnect switch, fused with 25 ampere fuses.

Inspection and Test

A model of this appliance was inspected and tested at 85 Lafayette Ave., Brooklyn, and found to conform to the specifications. The machine was loaded with 18 to 20 lbs. dry weight clothing, etc. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, and F. J. Chmielnicki, representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Detrex Dry Cleaner Process Model 421 having a capacity of 20 lbs. dry load, for voluntary installation in New York City under the provisions of C26-178.0, on condition, that the equipment is as herein described and the solvent used is classed as non-flammable (Perchlorethylene). The committee further recommends that in the event that the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d Administrative Code, and all installations in which the solvent used is not of the non-flammable type (Perchlorethylene) shall comply with the requirements of Art. 13 Chapt. 19 Administrative

MINUTES

Code. The Committee further recommends that each appliance bears a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 386-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

573-53-SA

APPLICANT—The Wayne Pump Co., owner.
SUBJECT—Application July 2, 1953—Wayne Gasoline Dispensing Pump, Models 505-DUO-1 and 505-DUO-2, approval of.

APPEARANCES—

For Applicant—None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 573-53-SA February 26, 1954

Subject: Wayne Dispensing Gasoline Pump Model 505 Duo 1 and Model 505 Duo 2, approval of.

The Wayne Pump Co. of Salisbury, Maryland, owner-manufacturer, filed July 2, 1953, an application with the Board of Standards and Appeals for approval of the Wayne Dispensing Gasoline Pump, Model 505 Duo 1 and 505 Duo 2 under the provisions of C19-69.0 Administrative Code.

Purpose

Gasoline Dispensing pump with two dispensing hose for separate or simultaneous delivery of fuel.

Description

The Wayne Due 1 has single suction line dispenses one brand of gasoline through double outlets each equipped with retriever hoses. It has a single pumping unit, motor and air separator, dual meters, computers interlocks and flow indicators. There are two dials on either side for easier service. The pump has explosion proof solenoid valves. The Wayne Duo 2 has a double suction line and dispenses two brands of gasoline, has two outlets, pumps, meters, computers, interlocks and flow indicators; it has two separate dials on either side.

Model 505 Duo 1 has a base width of 22 $\frac{3}{4}$ inches base depth of 16 $\frac{1}{2}$ ", pump height 57". The pumping unit is an internal gear type rotary with by-pass valve and suction strainer. The motor is a $\frac{3}{4}$ H.P. 1-60-115/230 continuous duty explosion proof type. The meter unit is a positive displacement four cylinder type with brass cylinder liners and carbon valve seat. The delivery rate is 15 g.p.m. with one nozzle open and conventional nozzle without check valve 11 g.p.m. from each nozzle with both open. Model 505-Duo-2 Pump, is two complete pumping systems two hose outlets for two grades of gasoline, dimensions are the same as Model 505 Duo 1. The pumping unit is the same as 505 Duo 1. The motor is a $\frac{1}{2}$ H.P. otherwise similar to that for 505 Duo 1. The hose and nozzles and delivery rate are the same.

Inspection and Test

Inspection and test of these models were made at Brown Service Station, Asburton Avenue, and Broadway, Yonkers, and found to conform to specifications. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and James J. Cotsonas, representing the applicant. The pumps have been approved by the Underwriters' Laboratories.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Wayne Dispensing Gasoline Pump, Model 505 Duo 1 and 505 Duo 2 for use in New York City when manufactured and operated in accordance with this report and the provisions of C19-69.0 Administrative Code, on condition that each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 573-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

583-53-SM

APPLICANT—Hamilton Manufacturing Co., owner.
SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, Mo. L-18VB and L-019VB approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 583-53-SM February 23, 1954

Subject: Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, Models L-18VB and L-019VB, approval of.

Hamilton Manufacturing Co., Wisconsin, filed July 30, 1953, an application with the Board of Standards and Appeals for approval of the Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet Models L-18VB and L-019VB under the provisions of C26-1277.0.1 Administrative Building Code, and the Submerged Inlet Rules of the Board.

Purpose

The material is a laboratory type plumbing fixture.

Description

This plumbing fixture is designed for use in hospitals, laboratories and for places in which a hose connection can be made for use in bench sinks.

The vacuum breaker is incorporated in the gooseneck or spout outlet which is at least four inches above the discharge spout.

MINUTES

Inspection and Test

The two models were inspected and tested at 32 Vanderwater Street, New York City in the presence of Asst. Engr. J. A. Darts, Committee on Test, E. O. Bauman, Chief Inspector, Bureau of Water Register; H. Gralow, Inspector, Water Consumption and J. M. Mitchell and A. R. Salvesson, representing the applicant.

All parts of the units remained tight under water pressures from 35 p.s.i. to 2 p.s.i. and at no time did the vacuum breaker leak at the higher pressures or show signs of weeping at the low pressures. The units were then subjected to sustained and intermittent vacuum of 27.5", 22.5", 15.0" and 7.5" Hg. and at no time did back flow occur.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hamilton Single Gooseneck Pedestal Faucet and the Hamilton Swing Spout Mixing Faucet Models L-18VB and L-019VB for use in New York City under the provisions of the Submerged Inlet Rules of the Board, on condition that the faucets be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 58-53-SM," or in lieu thereof, a die or stamp be made and stamped or labeled on article bearing the following inscription within a circle around the periphery at the top the word "APP'VD", along the bottom "BD.S.&A.", in the center, two lines, upper line, reading "N.Y.C.", lower line reading "CAL 583-53-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

649-53-SA

APPLICANT—The Wayne Pump Co., owner.
SUBJECT—Application August 14, 1953—Wayne Gasoline Dispensing Pump, Models 500, 505, 500 CDM and 505 CDM, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 649-53-SA February 26, 1954

Subject: Wayne Gasoline Dispensing Pump, Models 500, 505, 500 CDM and 505 CDM, approval of.

The Wayne Pump Co. of Salisbury, Maryland, owner-manufacturer, filed August 14, 1953, an application with the Board of Standards and Appeals for approval of the Wayne Gasoline Dispensing Pump Models 500, 505, 500 CDM and 505 CDM under the provisions of C19-69.0 Administrative Code.

Purpose

Pumps for dispensing gasoline having a pumping unit air separator.

Description

These pumps are of the type conventionally used having a pumping unit, air separator, meter computer, interlock and flow indicator with the usual flexible dispensing hose terminated by a control nozzle. The model 500 has an internally counterweighted section of hose for increased hose length when needed, while the model 505 does this with an extra loop of hose supported on the outside of the pump by a counterweighted cable. These pumps have similar components to those of model 80 approved under Cal. No. 779-38-SA. Of the liquid handling parts the float chamber hose and nozzle are nearly identical. The meter and air separator differs only as to shape. The gear type pumping unit is similar to that approved on other types of pumps.

Inspection and Test

The pumps were inspected and tested at 60 E. Post Road, White Plains, New York, and found to conform to specifications. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and J. J. Cotsonas, representing the applicant. The pumps have been approved by the Underwriters' Laboratories.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Wayne Gasoline Dispensing Pump, Models 500, 505, 500 CDM and 505 CDM for use in New York City, on condition, that the pumps be constructed and operated in accordance with the report, and the requirements of C19-69.0 Administrative Code, provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 649-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

742-53-SM

APPLICANT—Richard Rusch, for Acme Tank and Welding Division of The United Tool and Die Co., owner.

SUBJECT—Application October 13, 1953—Acme 275 Gallon Obround Basement Fuel Oil Storage Tank, approval of.

APPEARANCES—

For Applicant: Richard Rusch.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 742-53-SM

March 2, 1954

Subject: Acme 275 Gal. Obround Basement Fuel Oil Storage Tank, approval of.

The Acme Tank and Welding Division of The United Tool and Die Company, owner-manufacturer, filed October 13, 1953, an application with the Board of Standards and Appeals for the approval of the Acme 275-Gallon Obround Basement Fuel Oil Storage Tank, under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

MINUTES

Purpose

A 275 Gal. oil storage tank for basement installation.

Description

These tanks are constructed of #10 U. S. gauge commercial grade hot rolled steel. They are obround in shape and measure 42 inches by 26 inches by 63 inches. The heads are dished convex. The shells are formed of one piece with lap of one inch at seam and welded. There are 4 two inch pipe connections welded on top and a 3/4 inch steel spud is provided in the bottom of one head to be used as a drain. The tanks are provided with standard pressed steel pipe supported lugs. The seams, spud and legs are welded. Total weight without lugs approximately 375 lbs.

Inspection and Test

A sample tank was subjected to a pressure test at the applicant's plant at Hartford, Conn., in the presence of Chief Engineer L. V. Huber of the Committee on Test and Richard Rusch, representing the applicant. The tank successfully met the requirements of Rule 10.3.1 of the Oil Burner Rules. Details of construction; workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Acme 275 Gallon Obround Basement Fuel Oil Storage Tank for use in New York City, provided the tank bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 742-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

746-53-SM

APPLICANT—S. C. Swallow, Inc., owner.
SUBJECT—Application October 15, 1953—re Swallow Roof Coating, approval of.
APPEARANCES—

For Applicant: George Hobson and George Logan.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 746-53-SM February 18, 1954

Subject: Swallow Roof Coating, approval of.
S. C. Swallow, Inc., Mount Vernon, N. Y. filed October 15, 1953, an application with the Board of Standards and Appeals for approval of the material known as Swallow Roof Coating under the provisions of C26-605.0 through C26-608.0 Administrative Building Code.

Purpose

The material is a flame resistant roof covering.

Description

The material consists of the following ingredients—85% asphalt and 15% asbestos fiber. The materials both asphalt

and asbestos, are placed in a batch mixer where they are intimately mixed and the finished product is then packaged in 5 gallon cans.

Inspection and Test

The specimen tested consisted of a typical combustible deck covered with 3 layers of roofing felt and a brush coat of Swallow Roof Coating.

The test was conducted in accordance with the requirement of C26-606 & C26-607 Administrative Building Code. Results were as follows: The spread of fire did not exceed 6 1/2 inches; there was no ignition of the deck construction and all flaming died out within 1 1/2 minutes after the consumption of the brand.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Swallow Roof Coating; as having met the requirements of C26-608.0 Administrative Building Code, for use in New York City, on condition that each can in which this material is marketed shall be tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 746-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

768-53-SM

APPLICANT—Wax Products Manufacturing Co., owner.
SUBJECT—Application October 21, 1953—Green Seal Wax Gaskets, approval of.

APPEARANCES—

For Applicant: Irwin I. Platsky.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 768-53-SM February 23, 1954

Subject: Green Seal Wax Gaskets, approval of.
R. Levine, owner-manufacturer of Cleveland, Ohio, filed October 21, 1953, an application with the Board of Standards and Appeals for approval of the Green Seal Wax Gasket, for use in setting closet bowls under the provisions of C26-1250.0 Administrative Building Code.

Purpose

To provide a floor slab or ring of materials impervious to moisture for use with toilet bowls.

Description

The applicant contends that the material is a compound of non volatile and non asphaltic materials, that it contains no oil; that it is wholly a mineral product and will not support bacterial life; that it is gas and fume proof; that it is watertight; that it will not freeze, dry or harden and is non-staining where applied on tile or concrete surfaces.

Inspection and Test

The material was inspected and tested at Oakley and East St., Elmont, L. I. and found to act as designed, and in

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accordance with C26-1250.0 Administrative Building Code, and the provisions of Federal Specifications HHC536. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Irwin I. Platsky, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Green Seal Wax Gasket for setting toilet bowls for use in New York City, when manufactured and used in accordance with this report, and the provisions of C26-1250.0 Administrative Building Code, provided each package or container of the material shall bear a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 768-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

788-53-SM

APPLICANT—Eagle Manufacturing Co., owner.

SUBJECT—Application November 5, 1953—Eagle Safety Cans (1 gal. 2½ gal. and 5 gal. capacity equipped with flame arrestors or screen strainers); (containers for temporary storage of flammable liquids), approval of.

APPEARANCES—

For Applicant: Arthur P. Henricks, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 788-53-SM

February 24, 1954

Subject: Eagle Safety Cans (1 gal., 2½ gal., 5 gal., capacity), Container for temporary storage of flammable liquids, Models UI-50-S, UI-25-S and UI-10-S, approval of.

The Eagle Manufacturing Co. of Wellsburg, W. Va., owner-manufacturer, filed November 3, 1953, an application with the Board of Standards and Appeals for approval of the Eagle Safety Cans UI-50-S, UI-25-S and UI-10-S (5, 2½, 1 gal. capacity) under the provisions of C19 Administrative Code.

Purpose

Safety containers for temporary storage of flammable liquids.

Description

Eagle Safety Cans are intended to be used for the temporary storage and handling of flammable liquids such as gasoline, naphtha, kerosene, fuel oil, etc.

The entire line of Eagle Safety Cans is designed to prevent fire hazard and are used for transferring, dispensing, and temporary storage of flammable liquids. Eagle Safety Cans have been approved by Underwriters' Laboratories, Inc., and Factory Mutual and are listed and labeled in accordance with specifications of both companies.

The Eagle Manufacturing Company now have available three sizes of Safety Cans, namely, 5 gallon, 2½ gallon, and 1 gallon capacities.

The body and top (breast) of Eagle Safety Cans are made from 24 U.S.S. ga. (0.025) tenn plated steel. Top and body are each drawn in one piece and joined together by a circumferential body to top joint, electric seam welded.

The handle is designed and constructed for carrying, opening the spout valve cap, and also for holding the can while dispensing. The sides, or bails, are made from #14 U.S.S. gauge steel. The handle grip is cylindrical in shape, 3⅞" wide and formed in a cylinder from 20 U.S.S. gauge steel.

The pouring and filling spout is 1⅝" inside diameter is made from seamless brass tubing of not less than 0.05"; secured to top of can by soldered lock seam.

The cap (Eagle spout valve cap) is leakproof when closed and is made from 16 U.S.S. gauge steel; operated in conjunction with the handle. The gasket seal is made from material resistant to liquids, Armstrong gasket material #CN-705, and is secured through the valve cap, with ¼" #20 round head brass machine screw. The cap is self closing and is operated against substantial spring pressure with a strong zinc plated steel spring.

Flame arresters or screen strainers are provided with Eagle Safety Cans when used in New York City. Eagle flame arresters or screen strainers are made from double brass screen (inside wire screen of No. 10 mesh 20M wire ga. and outside wire screen of No. 28 mesh 13M ga. wire) and are of ample size and substantial design so that the flow of liquid will not be unduly restricted when filling or dispensing. They are so designed that they can be readily removed for cleaning.

The body of Eagle 5 gallon, 2½ gallon, and 1 gallon Safety Cans is reinforced with a U.S.S. #16 gauge steel band, or shock rim, substantially secured to body. This steel band, or shock rim, will also act as a handle when dispensing and is amply strong to carry the weight of can and contents and also protect the seam and bottom from abrasion and damage.

Metal protective coatings removed or injured in the process of manufacture are replaced by solder. Springs, rivets, and other parts are non-corrosive to liquids for which these cans are specified. Zinc plating of springs have a thickness of not less than 0.00075". The ends of split pins used for pivoting parts of the spout valve and operating handle mechanism are properly spread apart to prevent such pins from working out of position.

Inspection and Test

A model of this safety can was inspected and tested by the Committee on Test, and found to operate as designed. There was no backfiring at the outlet and no destruction of the can. Present at the test were L. V. Huber, Chief Engineer, Committee on Test and A. P. Hendricks, representing the applicant. The can has been approved by the Underwriters' Laboratories, Inc., File MH5018 and the Factory Mutual approval report 12385.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Eagle Safety Can, Models UI-50-S, UI-25-S and UI-10-S (5, 2½ and 1 gal. capacity) for use in New York City, when manufactured and used in accordance with this report, on condition that each can bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 788-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

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830-53-SA

APPLICANT—The National Radiator Co., owner.
SUBJECT—Application November 2, 1953—National Gas Boilers (steam or water), Series 22, 33 and 44, approval of.

APPEARANCES—

For Applicant: Joseph Eugene Lindsay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 830-53-SA February 23, 1954

Subject: National Gas Boilers Series 22, 33, and 44, approval of.

National Radiator Co., Johnstown, Pa., filed November 2, 1953, an application with the Board of Standards and Appeals for approval of the appliance known as the National Gas Boiler Series 22, 33 and 44 under the provisions of Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired boiler for domestic and/or commercial installation but not to be used in garages or places of explosive atmospheres.

Description

The appliance is a packaged gas fired boiler used principally in domestic and commercial installations.

The boiler consists of cast iron raised port burners; number depending on number of section—1 burner less than the number of sections. The heating element is constructed of cast iron minimum thickness $\frac{1}{8}$ " these elements are serpentine tapered in order to give greater heat extraction. Flue collector is also of cast iron minimum $\frac{1}{8}$ " thick. Draft diverter is of 22 gauge metal and is so constructed that it does not interfere with the normal draft operation but will baffle any down draft or block stack condition. The enclosing jacket is of 18 or 20 gauge and the boiler is insulated with 1 to 2 inches of fibreglass insulation.

The controls consist of the following: Diaphragm Gas Valve which is operated by the room thermostat, safety pilot, limit control and low water cut off. Room Thermostat—Safety Pilot which provides for complete shut off of main gas supply due to any malfunction. Gas pressure regulator. When the installation is a hot water installation, the control is a water temperature limit control. When steam—a steam pressure limit control and low water cut off.

When the gas used is natural gas, a pilot line gas pressure regulator is provided. When manufactured gas—a pilot line filter is provided.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test and J. Lindsay representing the applicant. The appliances have been approved by the American Gas Association under 4-(446.3, -3.3 and 05.3) .001; 4-(446-1.3; -4.3 and 6.3) .001; 4-(446)-2.3 & -7.3) .001; 4-(208-1.5 & 2.5) .001; 4-(208-4.5 & -7.5) .001; 4-208-5.5 & -8.5) .001; 4-(184-1.3, -1.4 & -1.5) .001; 4-(184-3.4 & -4.5) .001; 4-(184-4.4 & -5.5) .001 and 4-(184-2.4-3.5 & -6.5) .001.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the National Gas Boilers Series 22, 33 and 44 for use in New York City in domestic and commercial installations (but not to be installed in garages or places of explosive atmospheres) when constructed in accordance with this report and installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code. The

Committee further recommends that the National Gas Boilers Series 22, 33, and 44 may be marketed by Surface Combustion Corp. under the trade name Janitrol Series 22, 33, and 44, on condition that each appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 830-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve these appliances in accordance with the above report.

915-53-SA

APPLICANT—General Oil Heating Corp., owner.
SUBJECT—Application December 3, 1953—Genoco Oil Burner, Model B-3, approval of.

APPEARANCES—

For Applicant: Wm. D. Brooks.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 915-53-SA January 25, 1954

Subject—Genoco Oil Burner Model B-3, approval of.

The General Oil Heating Corp., owner-manufacturer of West New York, N. J. filed December 30, 1953, an application with the Board of Standards and Appeals for approval of the Genoco Oil Burner Model B-3, under the provisions of C26-178.0.b Administrative Building Code, C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A mechanical draft gun type oil burner for domestic installation.

Description

The device is a mechanical draft gun type oil burner having a cast iron housing and steel blast tube. To the housing is attached a motor, fan and fuel unit; an electrode assembly and a nozzle. It has a capacity of from .65 to 3.25 gallons per hour, #2 fuel oil Department of Commerce Standards. The motor is $\frac{1}{8}$ H.P. 1725 RPM 110V 60 cycle split phase flange mounted, and a manual overload switch. The transformer is a Magnet Corp. 10000 V midpoint grounded hinged mounting. The fan is a Sirocco 6 inch diameter x $3\frac{3}{4}$ inches. The combustion head one piece bladed type with stamped steel secondary air restrictor. The fuel unit consists of strainer pump and regulating valve in one unit. The pump is a Sundstrand or Webster or equal. The motor is a Delco $\frac{1}{8}$ or $\frac{1}{16}$ H.P. The controls consist of a stack switch M-H RA-117 or mereoid J. M. I., Pressuretrol MH P404A, Thermostat TA86, and aqestat MH L4006A.

Inspection and Test

The burner was inspected and tested at 324 55th Street, West New York, New Jersey and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, William D. Brooks, William D. Brooks, Jr. and James A. Brooks, representing the applicant.

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The burner was operated with the oil supply shut off and the controls shut down the burner in 80 seconds. An examination of the details of assembly of approved parts, indicates that replacement parts are interchangeable and the burners functioned properly throughout their operating range. The CO₂ in the flue gas was 10%.

The burner has been approved by the Underwriters' Laboratories, Incorporated, Misc. Petroleum 955 Appl. No. 53C2116.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Genoco Oil Burner, Model B3 for domestic and commercial use in New York City with fuel oil not heavier than #2 U. S. Department of Commerce Standards, when installed and operated in accordance with this report and the Oil Burner Rules of Board of Standards and Appeals, on condition that each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 915-53-SA." The Committee further recommends that the Genoco Oil Burner Model B3 may be marketed by the International Heater Company under the trade name Genesee Oil Burner Model B3 and by Oneida Heater Co. under the trade name of Royalist.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co., Agent).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

APPEARANCES—

For Applicant: J. E. Van Sistine.

ACTION OF BOARD—Laid over to April 6, 1954, at 2 P. M. for further consideration of report of committee.

493-52-A

APPLICANT—Frank J. Ross, for Leo D'Alessio, owner.

SUBJECT—Appeal reopened March 9, 1954, for consideration as to amended plans and new decision—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—597-603 Crescent avenue, north side, 45.06 ft. west of Hughes avenue (Block 3073, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Peter R. Viscardi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1954 on Alt. Applic. 46/52, reads:

"Proposed change of exits from manufacturing area is contrary to approved plan of Board of Standards and Appeals, Cal. 493-52-A."

and

WHEREAS, the Board on January 13, 1953 under this calendar number modified objections 1 and 2 issued by the

Borough Superintendent June 30, 1952 on Alt. Applic. 46/52 on condition that the floor loading of the 2nd floor be not less than 75 lbs. per superficial foot and that this loading apply only for use and occupancy proposed, and that the floors be not loaded beyond such 75 lbs. capacity; that the loading on the 2nd floor be posted; that the proposed means of egress be constructed and maintained and in addition a counterbalanced ladder from balcony at 2nd floor level be constructed and that a ladder be provided leading to the roof as indicated on plans filed December 3, 1952, 10 sheets, and December 19, 1952, 2 sheets, on the further condition that the proposed enclosure of the new stairs of the 2nd floor be enlarged so as to install a double runged ladder leading to a scuttle in the roof, with an easy opening scuttle fastener; that the building be not increased in height and area and in other respects the building and occupancy to comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that it is now proposed to discontinue the use of the existing stairs from 1st to second floor, the floor opening to be covered over, and new stairs are to be located at the east end of the 2nd floor, and that it is proposed to change the counterbalanced fire escape from the windows located at the center of the building at 2nd floor front to windows closer to the west lot line; and

WHEREAS, the applicant contends that changing the location of the interior stairs will give more space and freedom of movement to employees of the factory; and

WHEREAS, the applicant contends that the new location of the fire escape for use as a second means of egress from the 2nd floor will provide that the exits will be remote from each other; and

WHEREAS, the applicant therefore requests that the resolution adopted by the Board January 13, 1953 be amended so as to accept the exit conditions as proposed on the revised plans filed with this request for amendment.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1953, by adding thereto:

"* * * that in the event the owner desires to change the location of the stairs as indicated on revised plans marked 'Received February 17, 1954' (5 sheets), showing proposed conditions and plans marked 'Received February 17, 1954' (6 sheets), showing existing conditions, such change in location of stairs and exterior fire escape may be made provided in all other respects the resolution as above cited adopted January 13, 1953, shall be complied with; that the new proposal has been passed upon by the Borough Superintendent under Alt. Applic. 46/52, Objection dated February 11, 1954."

705-53-A

APPLICANT—Arnold A. Arbeit, for Lonmoor Realty Inc., owner.

SUBJECT—Application September 29, 1953—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re inner court, etc.

PREMISES AFFECTED—128-134 West 183rd street, south side, 86.22 ft. west of Loring place (Block 3223, Lots 30 and 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 29, 1953, on Alt. Applic. 306/53, reads:

"A1. Approval of the illegal two rentable apartments created from the original approved one five room jani-

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tor's apartment in the cellar of the six story and cellar non fireproof Class A Hereafter Erected Multiple Dwelling will be contrary to Sec. 34 subdiv. 1-(b) of the Multiple Dwelling Law.

A2. New four room apartment opening on lot line inner court, and to street outer court, between wings, for janitor's apartment is contrary to Sec. 34 Multiple Dwelling Law."

and

WHEREAS, the applicant states the building is six stories, 64 ft. in height, 100 ft. by 122 ft. 10 in. in area, Class 3 construction, erected in 1938 on a lot 100 ft. front by 133.55 feet and 170.13 ft. in depth in a residence use, B area, Class 1½ height district; used and occupied since 1938: Cellar—storage, boiler room and one-family; 1st to 6th floors, inclusive, 8 families per floor; proposed to be used and occupied as follows: Cellar—storage, boiler room and three families; 1st to 6th floors—8 families per floor. The building is provided with one 4 ft. 8 in. wide interior stairs of steel stringers and risers, enclosed in brick, equipped with fireproof, self-closing doors, and leads from roof bulkhead direct to street, and four fire escapes, two at front and two at rear, extending to roof by ladder and to street and yard by ladder; egress from the rear fire escape is through fireproof passageway to street; and

WHEREAS, Violation #784 was issued by the Division of Housing January 30, 1953, for altering the building in violation of Section 300 and Section 302, subdivision 2 of the Multiple Dwelling Law; and

WHEREAS, the owner was convicted and sentence suspended in Municipal Term, Magistrates Court May 29, 1953, on charge of violation of the Multiple Dwelling Law; and

WHEREAS, the applicant states that this is a request for relief under Sections 310, 34 and 216 of the Multiple Dwelling Law as amended by the State Legislature in 1953 so as to permit the occupancy of two cellar apartments and a janitor's apartment which are above grade and meet all other requirements in the spirit and adequacy of living quarters in regard to light, air, escape from fire and healthful sanitary conditions, and

WHEREAS, the applicant states that the building is a Class A multiple dwelling of Class 3 construction, erected in 1938, covering 60% of the lot; and

WHEREAS, the applicant states that the grade in front of the building varies approximately 10 feet and the apartments in question are on the lower grade; that the curb line directly in front of the apartments is lower than the finished floor necessitating four risers up to the living level; and

WHEREAS, the applicant states that apartment one contains a living room, bedroom, kitchenette and bathroom and apartment two contains a livingroom, bedroom, kitchen, foyer and bathroom; that the entrance to both apartments is directly from the street through a fire-retarded passage and the entrance to each apartment is equipped with a self-closing fireproof door; and

WHEREAS, the applicant contends that the grade in courts and yards are below the sills of the windows; that the ceiling height of apartments is 9 feet; that all walls and partitions are masonry, plastered both sides; that the apartments have been waterproofed and are completely dampproofed; that the rear yard is irregular, 50 feet at its widest point varying to 25 feet at the narrow portion, but there is a court yard 33 feet deep at this point; that the rear yard is approximately 3227 square feet and if the rear court yard opening into this rear yard is added, the area would be increased by approximately 500 square feet; that the percentage of the rear portion of the rear yard to the building is approximately 41%; that as this is a D area district, the surrounding properties must build on less than 50% of the area of the property which will result in the rear yard space, thus the additive effect of the adjoining yards would increase the light and air effectiveness of the rear yard portion of premises in question; that the area immediately surrounding the premises is to be used as a campus and R.O.T.C. field by New York University; that the condition now before the Board has been in existence prior to the acquisition of

property by present owner; that the tenants cannot be evicted under existing laws; that the premises could not be restored to its original conditions which never existed except on plans; and

WHEREAS, the applicant further contends that on May 29, 1953, the Corporation Counsel, appearing before the Municipal Term, Magistrates Court explained that the violation was a technicality; that the question of sub-standard living conditions was not involved; that the premises were ideal; that the landlord was acting in good faith and that the hardship imposed on the tenants was unreasonable and the Corporation Counsel requested that sentence be suspended; and

WHEREAS, the applicant therefore requests that in view of the favorable conditions involved, relief be granted to the owner and tenants to permit the use of the living spaces as indicated on plans filed with this application; and

WHEREAS, on inspection it was noted that the two rentable apartments were already occupied and that an apartment for the janitor had been constructed at the rear of them where there was a former storage room opening on a side court.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 306/53, Objections A1 and A2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, and to permit the apartments in question as indicated on plans filed with this appeal marked "Received September 29, 1953" (6 sheets), to be occupied for living quarters provided in all other respects the building and occupancy complies with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto.

765-53-A

APPLICANT—Louis B. Santangelo, for Hanover Estates, Inc., owner.

SUBJECT—Application October 20, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-43 West 25th street, north side, 250 ft. east of Avenue of the Americas (6th); (Block 827, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1953 on amendment to Alt. Applic. #1033/53, reads:

"2-(a) Means of egress should comply with Section 271 of the Labor Law.

(b). 2 means of egress required from cellar, width of door should be 3'0".

(c). Passageway should be on first floor for rear exterior stairs—cellar passageway not acceptable.

(d). Rear stairway should have a min. width of 3'0 thruout (Note—some landings are 30" wide.)"

and

WHEREAS, the applicant states the building is 11 stories, 140 ft. in height, 50 ft. by 93 ft. 9 in. in area at street floor, 50 ft. by 85 ft. in area at typical floor, of fireproof construction, erected in 1906, located on a lot 50 ft. front by 98 ft. 9 in. in depth, in a business use, B area, class 1½ height district, and used and occupied since 1906 as follows: cellar—machinery storage and utility rooms, 2 persons; 1st floor—machinery sales and repairs, 16 persons; 2nd floor—stock room (girdles, etc.), 5 persons; 3rd floor—stock room novelties, 2 persons; 4th floor—manufacturing dresses, 12

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persons; 5th floor—manufacturing elastic notions, 22 persons; 6th floor—manufacturing uniforms, 12 persons; 7th floor—manufacturing sportswear, 40 persons; 8th floor—office and stock room (yarns), 6 persons; 9th floor—manufacturing dresses, 40 persons; 10th floor—manufacturing curtains, 12 persons; 11th floor—manufacturing neckwear, 25 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an approved two source sprinkler system throughout, one interior 36 in. wide iron stairs, enclosed in 4 in. blocks, plastered both sides, equipped with fireproof, self-closing doors and extending from roof to street, and one fire escape at the rear extending to roof by stair and to yard by stair, with egress proposed from its lower termination through a fireproof passage in the cellar to the main stairs; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, violation #7752 was issued September 28, 1953 for violation of section 271 of the labor law for failing to provide a legal secondary means of egress from all floors for all tenants, including cellar, as required by section 271 of the labor law; and

WHEREAS, the applicant states that the building is fireproof, was erected in 1906 and has been used as a tenant factory since erection; that the building is protected by a sprinkler system having two sources of supply consisting of a 12,000 gravity tank and a 6,000 gallon pressure tank on the roof of the adjoining building to the west under the same ownership, and that the building also has ADT central office fire alarm and a standpipe system fed from a 7500 gallon house and standpipe tank on the roof; and

WHEREAS, the applicant contends that as to objection 2, that the primary means of egress is an interior stairway 36 in. wide, properly enclosed, equipped with fireproof doors and extending from cellar to roof bulkhead; that the 2nd means of exit is an exterior iron stairway extending from cellar to roof and exists now as it existed at the time the egress was accepted by the Board under Cal. No. 912-23-S; and

WHEREAS, the applicant contends as to objection 2b, that there are now two exits from the cellar, one consisting of the interior stairway and the other a horizontal opening 30 in. wide with standard swing fire doors each side, leading to adjoining building at the west; that the objection of the Borough Superintendent is based on the fact that this opening is not 36 in. in width; that the cellar is used by the occupant of the 1st story for the storage of machinery and for utility purposes by the engineer of the building; that there is no heating apparatus in the cellar as steam is provided from the adjoining building; that no one is regularly employed in the cellar; that in addition there is an accommodation stairway leading to the 1st story; that it is proposed that the passageway in the cellar from rear iron stairway be provided with an opening equipped with fireproof door facing the interior stairway; and

WHEREAS, the applicant contends as to objection 2c, that under Cal. No. 912-23-S the Board accepted as a means of egress from the lower termination of the exterior iron stairway, egress by an iron stairway to yard at east and thence through a passageway in the building to the east leading to the street; that this building to the east has been demolished and the lot is used temporarily as a parking lot but will shortly be built upon and the owner now feels that he should provide the passageway entirely within the building under appeal; that since the existing exterior iron stairway now terminates at cellar level, permission is requested to construct a fireproof passageway 3 ft. wide from said cellar termination leading to the main stairway in the cellar and thence up to the street; and

WHEREAS, the applicant contends as to objection 2d, that the rear iron stairway was constructed in 1906 prior to the enactment of the labor law; that it has $7\frac{3}{4}$ in. to 8 in. risers and treads approximately $8\frac{1}{2}$ in. and is screened to a height of 5 ft.; that the fireproof doors leading to this exterior iron stairway are 2 ft. 8 in. clear width and are at floor level; that the objection of the Borough Superintendent is based on the fact that the intermediate landings

are 30 in. wide; that in section 268 of the labor law there is no specific dimension for width of stairs or landings.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, as to amendment to Alt. Applic. 1033/53, Objections 2a, b, c and d, inclusive, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the means of exit as shown on plans filed with this appeal marked "Received October 20, 1953" (5 sheets), as amended "March 19, 1954" (1 sheet), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws and rules relative to the occupancy; that the occupancy of each floor above the first shall be limited to the permitted capacity of the primary means of exit; that the capacity of the primary means of exit may be figured based on provisions of the labor law as to any additional occupancy due to the sprinkler system; that there shall be no manufacturing in the cellar.

306-49-A—Vol. IV

APPLICANT—DeRose and Cavaleri, for Mary Valente, owner.

SUBJECT—Application (reopened January 5, 1954 as Vol. IV)—Filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of Section 9 Subdivision 5 of the Multiple Dwelling Law as to exits. PREMISES AFFECTED—320 West End avenue and 259 West 75th street, northeast corner (14th floor); (Block 1167, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION of BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1953, acting on amendment as to Alt. Applic. 2319/48 reads:

"A6. Reconsideration denied. Egress requirements for increase in the number of apartments at the 14th sty. must conform to Sec. 9 sub. 5B of the Multiple Dwelling Law."

and

WHEREAS, the Board deemed that the requirements for the sprinkler system in the stairways should be complied with, and that the proposed sprinkler fed from existing roof tank should not be approved; and

WHEREAS, it appears that one of two stairways in the building is an interior tower fire escape, but width of treads is not stated; and

WHEREAS, the applicant requested withdrawal of this appeal to comply.

Resolved, that this appeal be and it hereby is *withdrawn* to comply.

567-53-A

APPLICANT—Nash-Manhattan Inc., City of New York, lessee (Department of Marine and Aviation, owner).

SUBJECT—Application July 29, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—West side of Marginal street, 20 ft. south of West 131st street (Block 2004, Lot—None), 125th Street Ferry Terminal, Borough of Manhattan.

APPEARANCES—

For Applicant: Augustine J. San Filippo.

For Administration: John Scolaro, Fire Dep't.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that an application is being filed with the Board for a variation of the zoning resolution to permit the use of the building; and

WHEREAS, the premises were inspected by a Committee of the Board and it was found there was no repairing being done on the premises and it was stated the repairing was done in an adjacent building, except that they were polishing cars on the premises, which might involve inflammable material; and

WHEREAS, a representative of the applicant appeared at this hearing and was informed that the proper procedure was for him to withdraw this appeal without prejudice to reinstatement to the calendar when the hearing date is set for the zoning application and he left the hearing room for the purpose of consulting his office and did not return at the time the Board adjourned; and

WHEREAS, the application for a zoning variance has not been filed as of March 23, 1954.

Resolved, that the appeal be and it hereby is *dismissed for lack of prosecution*.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 2 P.M. for inspection and decision.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.
SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 30, 1954, at 2 P. M. at request of applicant.

424-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Victory Storage, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution permitting in a business use district, the change in use of existing storage garage, showroom and office (previously granted by the Board and later denied for gasoline service station; later amended to permit an additional gasoline tank in garage), to gasoline service station, garage for more than five motor vehicles, spraying, body and fender work, weld-

ing, lubritorium, car wash (non-automatic), storage and sale of accessories and office.

PREMISES AFFECTED—2275-2291 Bedford avenue and 2301-2309 Albermarle road, northeast corner (Block 5110, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION

WHEREAS, this application was amended by the Board as Vol. III, on October 27, 1953, on certain conditions; and

WHEREAS, this applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted August 5, 1919, as thereafter *amended* by resolutions adopted through October 27, 1953, by adding thereto:

“* * * that in the event the owner desires to maintain the legal existing curb cut 12 ft. in width and 172 ft. distant southerly from the entrance to the Yeshiva school, and to increase such 12 ft. curb cut to 30 ft. on the side away from the school entrance and otherwise in accordance with the permits as issued by the President of the Borough of Brooklyn, No. A24281, dated November 28, 1919, such widened entrance may be permitted as proposed and as indicated on plans filed with this request for amendment marked ‘Received February 23, 1954’ (1 sheet), showing existing and proposed condition (one sheet), *on condition* that in all other respects the resolution above referred to as *amended* October 27, 1953, shall be complied with.”

137-26-BZ—Vol. II

APPLICANT—Ben Cooperman, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent (previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street (Block 6314, Lots 130, 164 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ben Cooperman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 15, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 7, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1948, as

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thereafter *amended* through April 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 3303/43)

499-29-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Ignacz Jackowski, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting on a plot located partly in a residence and partly in a restricted retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and sales of auto accessories, with curb cuts more than 25 ft. from the intersection, for a term of years.

PREMISES AFFECTED—248-62 to 248-74 Horace Harding boulevard and 55-02 to 55-24 Marathon parkway, southwest corner (Block 8276, Lots 660 and 665), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 13, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1950, only so far as it has reference to the number of tanks, so that as *amended* this portion of the resolution shall read:

"* * * that the number of gasoline storage tanks shall not exceed ten (10) 550 gallon tanks as indicated on revised plan marked 'Received February 19, 1954' (1 sheet); that in all other respects the resolution above cited shall be complied with." (N.B. 6586/49)

302-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John and Alex Cipirano, owners (Franklin Service Station, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board), to garage for more than five motor vehicles, car washing, lubrication, wheel alignment, motor vehicle repairs, body and fender work, painting and spraying, brake testing and the sale and display of new and used cars, for a term of years.

PREMISES AFFECTED—965-971 65th street, north side, 100 ft. west of 10th avenue (Block 5743, Lot 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 24, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 29, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, as thereafter *amended* by resolutions adopted through September 29, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that construction plans have been approved by the Borough Superintendent but no work has been started, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 3020/52)

67-37-BZ

APPLICANT—Frank Germain, for Elizabeth Gallagher, new owner, Patrick Gallagher, former owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the extension in area of an existing gasoline service station.

PREMISES AFFECTED—2561-2569 Ocean avenue, east side, 90 ft. south of Avenue U (Block 7353, Lots 68 and 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1937, on certain conditions; and

WHEREAS, the resolution was amended on April 19, 1938 and July 12, 1938; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1937, as thereafter *amended* by resolutions adopted through July 12, 1938, only as to the number of gasoline storage tanks so that as *amended* this portion of the resolution shall read:

"that in addition to the existing tanks on the premises, there may be six additional 550 gallon gasoline storage tanks, as passed on by the Borough Superintendent under Misc. App. 332/54, objection dated February 24, 1954, and as shown on plans marked 'Received February 3, 1954' (1 sheet); and to record the new owner as Elizabeth Gallagher; Patrick Gallagher, former owner." (Applic. 18335/37 and Misc. 332/54)

472-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Salvatore Castagna, owner (Volpe Brothers, lessee).

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SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the maintenance of a gasoline service station, lubritorium, car washing and office, for a term of years.

PREMISES AFFECTED—2761-2773 Cropsey avenue, north side, 6 ft. 9 $\frac{7}{8}$ in. west of 28th avenue (Block 6915, Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 18, 1941, on certain conditions; and WHEREAS, the term of variance was extended on March 17, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on March 17, 1953 and September 29, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1941, as thereafter *amended* by resolutions adopted through September 29, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that the work has been substantially completed and a certificate of occupancy applied for, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (NB2016-41)

681-41-BZ—Vol. II

APPLICANT—Max Horn, for Eugene Kral, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—91 Beach 87th street and 92 Beach 88th street, north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 18, 1950, on certain conditions; and

WHEREAS, the term of variance was extended on April 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 18, 1950, as thereafter *amended* by resolutions adopted through April 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 1138/50)

1032-41-BZ

APPLICANT—Max Horn, for Jacob Liebowitz, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years the parking and storage of more than five motor vehicles and the maintenance of a one-car garage (not accessory).

PREMISES AFFECTED—175 Beach 72nd street, west side, 259 ft. south of Rockaway Beach boulevard (Block 608, Lot 69), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 14, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1942, as thereafter *amended* by resolution adopted through April 15, 1952, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Misc. 11063/41)

528-45-BZ

APPLICANT—Simon Ginsberg Estate, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from store and showrooms to store and doctor's offices.

PREMISES AFFECTED—1082 Park avenue, west side, 25.8 ft. north of East 88th street (Block 1500, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: George Popkin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision e for a term of years to expire on December 31, 1966, to permit * * *; that other than as herein *amended*, the resolution adopted November 7, 1945, shall be complied with in all respects and that a new certificate of occupancy shall be obtained." (Alt. 1135/45)

209-46-BZ—Vol. III

APPLICANT—Edmund T. Mallory, for Northern Chevrolet, Inc., former owner, H. M. Williams Co., Inc., new owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7i and 7h of the zoning resolution permitting in the business use district portion of a lot located in a residence and business use district, the extension of existing building and use to be used as an auto showroom, offices, parts department, greasing, washing, minor repairs, welding, spray booth, wheel alignment, and one gasoline pump; and permitting the existing used car portion of lot to remain, and permitting the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street (Block 1423, Lot 45), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 17, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, as thereafter *amended* by resolutions adopted through May 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant's representative that all plans have been approved by the Borough Superintendent, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1808/51)

852-46-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Peter Tessler, owner (S.O.S. Auto Supply Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station to include motor vehicle repair shop, stores, laundrette and dwelling. PREMISES AFFECTED—18-07 to 18-17 Mott avenue and 18-06 to 18-18 Cornaga avenue, northwest corner (Block 48, Lot 34), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, on certain conditions; and

WHEREAS, the resolution was amended and time extended on October 21, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, as *amended* by resolutions adopted through October 21, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 663/51)

200-48-BZ

APPLICANT—Alba Registry for Nurses, for Billmar Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from Class A multiple dwelling and Nurses Registry, for a term of one year.

PREMISES AFFECTED—309-319 St. John's place, north side, 30 ft. west of Underhill avenue (Block 1171, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henrietta Rothenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 7, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1948, as thereafter *amended* by resolutions adopted through April 7, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under section 7, subdivision e for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions adopted as above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 387/48)

934-48-BZ

APPLICANT—Ben Cooperman, for Max Bauer, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ben Cooperman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1949, on certain conditions; and

WHEREAS, the resolution was amended on February 28, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 7, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, as thereafter amended by resolutions adopted through April 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been done, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution; that in the event NB 1003/48 is not active in the records of the Department of Housing and Buildings, this amendment shall be of no avail." (NB 1003/48)

342-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use.

PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 24, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on September 15, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1951, as thereafter *amended* by the resolution adopted on September 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is nearing completion, that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 554/51)

724-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the change in occupancy from non-storage garage, storage of contractor's equipment and parking and storage of motor vehicles (previously granted by the Board), to manufacturing in present garage and to roof over brick walled yard, also to be used for manufacturing, using more than the area permitted.

PREMISES AFFECTED—2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 16, 1952; and

WHEREAS, the resolution was amended on March 10, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, as *amended* through March 10, 1953, by adding thereto:

"* * * that in the event the owner decides to discontinue his proposal to roof over the portion of the premises now enclosed with a masonry wall with no

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roof, such proposed portion of the premises may be eliminated from the resolution and the permission in the resolution in relation to manufacturing in the roofed over portion may be continued *on condition* that in all other respects the resolutions above cited are complied with as shown on plans filed with this request for amendment marked "Received February 25, 1953," (1 sheet), and as passed upon by the Borough Superintendent under Alt. Applic. 852-50, under date of December 7, 1953, Objection No. 4."

559-51-BZ

APPLICANT—Ingram S. Carner, for Causeway Service Station Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station, to include gasoline service station, storage and sale of auto accessories, machine shop, motor vehicle repair shop, brake testing, wheel alignment and office.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner (Block 9341, Lots 1 and 3), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1952, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on March 10, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1952, as thereafter *amended* by approval of plans on March 10, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 3933/51)

782-51-BZ

APPLICANT—Kitzler and Nurick, for Henry H. Hudson, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in the local retail use district portion of a lot, located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs, accessory sales room, and office; and permitting the existing parking and storage of more than five motor vehicles to remain, for a term of years.

PREMISES AFFECTED—161-51 to 116-61 Baisley boulevard, northwest corner of New York boulevard (Block 12256, Lot 31—formerly 32), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 24, 1953; and

WHEREAS, the resolution was amended on July 7, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1952, as *amended* by resolution adopted on July 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"WHEREAS, the applicant stated that the work has not proceeded for the reason that they have not been able to remove the statutory tenants within the building; and that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 5238/51)

221-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Pollack, owner (Linden Auto Collision, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of body and fender work, welding and motor vehicle repairs to existing auto laundry, greasing, battery charging, auto painting and upholstering; and permitting the use of existing entrance for such uses more than the permitted distance from the intersection.

PREMISES AFFECTED—735-737 Williams avenue, east side, 14 ft. 8 $\frac{1}{2}$ in. south of Linden boulevard and 1796-1802 Linden boulevard (Block 4317, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on January 6, 1953,

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only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, that all permits required shall be obtained and work completed within six (6) months from the date of this *amended* resolution." (Alt. 585/52)

799-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the change in occupancy from laundry to manufacturing of knit wear and accessory dyeing.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue and 2 Downing street (Block 1969, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 13, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 2348/52)

865-52-BZ

APPLICANT—Burke, Green and Groh, for Hillside Hollis Hebrew Center, Inc., owner (Mortimer B. Steinder, doing business as Hillside Hollis Parking Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot into the residence use district portion of plot.

PREMISES AFFECTED—181-15 Hillside avenue, northwest corner of Avon street (Block 9944, Lots 20, 26 and 28), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edward G. Mahler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant's representative that certain work has been completed in connection with the proposed parking use, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 2187/52)

31-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Jabe Corp., owner.

SUBJECT—Application for consideration—reopening, extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the occupancy of welding, body and fender work, incidental paint and spray work, storage of air compressors, servicing of air compressors, office and sales of air compressors, and permitting the existing structures to remain, for a term of years.

PREMISES AFFECTED—3429-3441 Atlantic avenue and 320-322 Autumn avenue, northwest corner (Block 4148, Lot 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on September 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 15, 1953, by adding thereto:

"that in connection with the repair work permitted in section A for a term of five (5) years from the date of the resolution adopted as above cited there may be included welding, body and fender work and incidental painting and spraying, as passed on by the Borough Superintendent under Alt. 3245/52, objection dated March 4, 1954, and as shown on revised plan marked 'Received March 9, 1954' (1 sheet), showing Section A of the building; that the resolution adopted September 15, 1953 shall be complied with in all other respects; that in view of the statement by the applicant that plans have been approved by the Department of Housing and Building but no work has been started, all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. 3245/52)

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384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in business and residence use district, the proposed change of occupancy from public garage, to manufacturing of mirrors and installation of a spray booth in a building located partly within a residential district and provisions for a loading and unloading berth; previously granted on condition re erection of a garage for more than five motor vehicles.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner (Block 4104, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposed use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner. (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. IV—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of use within the building from a candy factory to offices, warehousing and distribution of photographic products and packaging; previously granted on condition re conversion of occupancy from a garage for more than five motor vehicles and motor vehicle repair shop (previously granted by the Board) to a confectionery factory.

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider change of use and occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the use of premises as automobile sales and showroom, gasoline service and selling station, lubritorium, car washing, minor motor vehicle repairs, parking, for more than five cars waiting to be serviced; previously granted on condition the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Carl Heimberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking lot for more than five cars; previously granted on condition re conversion of occupancy of part of an existing building; said building used in part as garage for more than 5 motor vehicles.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street (Block 238, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider demolition and new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

823-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed gasoline service station, minor auto repairs with hand tools only, lubrication, car washing, parking and storage of more than 5 cars and proposed curb cut extending 35 ft. from corner of Kings Highway, previously denied re erection and maintenance of a gasoline service station, lubritorium, high speed auto laundry, sales room, office and parking and storage of motor vehicles.

PREMISES AFFECTED—436-438 Kings highway, south side, from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE TO REOPEN ON MARCH 16, 1954—

Affirmative: Commissioner Kleinert and Deputy Chief Connors 2

Negative: Chairman Murdock 1

Not Voting: Commissioner Keating 1

THE VOTE OF MARCH 23, 1954—

Affirmative: Commissioner Keating 1

Negative 0

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

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SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library using more than the area permitted.
PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing April 20, 1954, at 10 A.M. subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent, which has been filed and to permit two publications in the Bulletin. The time to complete expired December 21, 1951, and no work has been done.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, salesroom, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and permitting a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer).
PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new decision of the borough superintendent, new plans and different layout.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 30, 1953, as they appeared in Bulletin No. 27, Vol. 38, are hereby corrected to read as follows:

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Domenick Salzone, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the Borough Superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, C area district, for a

term of years, the maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 11, 1941, as Vol. I, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 12, 1949; and

WHEREAS, this application was granted by the Board on June 8, 1948, as Vol. II on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 19, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of the term of variance and time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 8, 1948, with reference to N.B. Applic. 101/47, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that in view of the new decision by Borough Superintendent under N.B. Applic. 784/53, and in view of the fact that no work was done under N.B. 101/47, but calling for the same work, that this resolution may be deemed to apply under N.B. Applic. 784/53; and granted under section 7 subdivision e, as to use and Section 21 as to area for a term of two years from the date of this amended resolution; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and that a Certificate of Occupancy shall be obtained".

* Correction—Calendar number 309-40-BZ-Vol. II changed to 309-40-BZ-Vol. I.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 19, 1954, as they appeared in Bulletin No. 4, Vol. 39, are hereby corrected to read as follows:

662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner, Socony-Vacuum Oil Co., lessee.

SUBJECT—Application August 26, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, store, utility room and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest avenue and 441 Jewett avenue, southeast corner (Block 354, Lot 32), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; hearing closed; laid over to January 19, 1954, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Forest avenue are in a retail use, D area, class 1 height district; Jewett avenue is in local retail and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1953 acting on N.B. Applic. 439-53, reads:

"1. The extension and rebuilding of an existing gasoline station located in a Retail Use district to a gasoline service station, lubritorium, car washing, motor vehicle repair (hand tools only), of motor vehicles is contrary to Article II, Sect. 4(a) sub-sections (29) and (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 151.77 ft. and 25 ft. frontage by 50 ft. in depth, irregular, on which is located a gasoline service station consisting of a one-story brick and frame building having a frontage of 41 ft. 3 in., a depth of 25 ft. 7 in. and containing a store, lubritorium, car washing and motor vehicle repairs, together with six 550-gallon gasoline tanks and four pumps; that as of July 25, 1916 the premises were in a business use, C area, class 1½ height district and was changed to its present use on January 21, 1942, and to a class 1 height district and D area on August 2, 1943; that it is proposed to remove the present building and redevelop the entire site as a modern gasoline service station to consist of eight 550-gallon gasoline tanks and four pumps; that the proposed accessory building will contain the conjunctive uses of store, utility room, lubritorium, motor vehicle repairs with hand tools only and car washing; that the building will be modern in design with a frontage of 56 ft., a depth of 34 ft. 4 in., one story in height and of class 3 construction; and

WHEREAS, the applicant contends that fire department records show that in 1919 under Alt. 76-1919 a permit was issued for one 550-gallon gasoline tank on a plot having a frontage of 97.52 ft. on Forest avenue and a frontage of 25 ft. on Jewett avenue; that in 1930 under Alt. 1276-30 a permit was issued to install 3 additional 550-gallon tanks on the same plot; that department of housing and buildings records show that in 1930, under N.B. 769-30, a permit was issued for a 16 ft. by 24 ft. one-story frame accessory store to the gasoline station on a plot having a frontage of 25 ft. on Jewett avenue and a frontage of 97 ft. on Forest avenue; that no certificate of occupancy was issued; that in 1937 under Alt. 567-30 a permit was issued for a one-story 25 ft. by 26 ft. frame extension to cover over the grease pits; that certificate of occupancy No. S-79 was issued January 1, 1938 for office and lubritorium pits; that in 1945 under Misc. 271-45 a permit was issued to install two additional 550-gallon tanks; that the easterly part of the site is now occupied by a two-story frame dwelling having a frontage of 20 ft. 6 in. and a depth of 37 ft. 3 in.; and

WHEREAS, the applicant further contends that the highly modern design of the building will go far towards improving the appearance of the entire area; that Forest avenue is a main auto lane and as such the proposal is entirely in keeping at this point; that the present gas station has been in operation since 1919 so that its need in the community has been demonstrated and its rebuilding will render a more efficient service to the public; that the present dwelling now in between the present station on the west and a store on the east is out of keeping; that there are sufficient stores now in the area for public requirements so that the only

feasible use for that part of the site containing the dwelling is the extended gas station as proposed; that there are no other gas stations in the affected area and the rebuilding and extension of the present gas station is vital for fast and efficient service to the public; that the rear of the site will be used for parking and storage of motor vehicles; that the rebuilt gas station will be in complete harmony with the affected area; and

WHEREAS, the Committee recommends that the application should be granted to permit the extension of the lawfully existing gas station by increased area within the retail district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, h & i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit reconstruction and extension of the lawfully existing gasoline station to the additional area within the retail use district, substantially as proposed and as indicated on plans filed with this application marked "Received August 26, 1953," 5 sheets, *on condition* that all buildings and uses on the existing gasoline station shall be removed as proposed, and the premises arranged substantially as indicated on such plans as cited; that the accessory building shall be of the design and arrangement as indicated and faced with face brick or other equivalent masonry material; that in all other respects the accessory building shall comply with the requirements of the Building Code and all other laws applicable; that there shall be erected on the interior lot lines to the east, south, west and where walls of adjoining masonry buildings do not occur a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that pumps of an approved low type shall be erected not nearer than 15 ft. to the street building line; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the number of gasoline buried storage tanks, in addition to those installed, shall not exceed a total of eight (8) such tanks; that curb cuts shall be located where shown, three to Forest avenue and one to Jewett avenue, 20 ft. in width as shown, with no curb cut nearer than 5 ft. to a building line as prolonged; that there shall be erected within the intersection of the street lines a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 ft. along Forest avenue and not less than 5 ft. along Jewett avenue; that the sidewalks and curbs shall be reconstructed or repaired to the satisfaction of the Borough President; that under section 7, subdivision i, there may be minor repairing with hand tools for adjustments only and maintained only within the accessory building; that under Section 7, Subdivision h, there may be for a term of five (5) years, the parking and storage of motor vehicles awaiting service; that all greasing and washing equipment shall be of the hydraulic lift type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—The curb cut measurements along Forest avenue and Jewett avenue inserted to read "20 ft. in width" and the measurement of the block of concrete along Jewett avenue changed from "22 ft." to "5 ft." as printed in the resolution.

CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTRE AND CHAMBERS STREETS
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APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered. provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

APR 16 1954

BULLETIN

UNIVERSITY OF ILLINOIS

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 14

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to March 30, 1954

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201-54-BZ—H.B.B.—260-266 Manhattan avenue and 131-135 Powers street, northeast corner (Block 2776, Lots 1-4 inclusive), Borough of Brooklyn, NB 653-52.

202-54-BZ—H.B.Bx.—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue (Block 4766, Lots 43 and 46), Borough of The Bronx, Alt. 95-54.

203-54-A—H.B.M.—143-149 West 19th street, north side, 252 ft. east of 7th avenue (Block 795, Lot 14), Borough of Manhattan, Amendment to Alt. 1446 and 1447-53.

204-54-A—H.B.M.—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue (Block 795, Lot 17), Borough of Manhattan, Amendment to Alt. 1446-1447-53.

205-54-SM—Elevator Entrances Inc., 1½-3 hr. Hollow Steel Flush Type Door (1½ in. min. thickness), manufactured by Elevator Entrances Inc., Material.

206-54-SA—Delco Heat Conditioners (gas-fired), Models GBC90H, GBC90HR, GVC, 90LD, GVC90HR and GVC90HC3 may also be marketed as Frigidaire AGS, Model 39-9, manufactured by Delco Appliances Division of General Motors Corp., Appliance.

207-54-SA—Delco Heat Gas-fired Hot Water Boilers, Models GB70, 100, 135, 170, 205, 265 and 340, manufactured by Delco Appliance Division of General Motors Corp., Appliance.

208-54-SM—Dresser Couplings and Fittings, Style 38, 65 and 90, manufactured by Dresser Industries, Inc., Material.

209-54-A—H.B.B.—800 St. Marks avenue, south side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn, Alt. 530-54.

210-54-BZ—H.B.B.—227 Smith street, east side, 25 ft. south of Butler street (Block 409, Lot 8), Borough of Brooklyn, Amendment to Alt. 3100-51.

211-54-BZ—H.B.Q.—36-32 21st street, west side, 123.04 ft. north of 37th avenue and 36-31 14th street (Block 349, Lot 5), Long Island City, Borough of Queens, N.B. 244-54.

212-54-BZ—H.B.Q.—145-11 to 145-19 243rd street (145-15 official) and 243-01 to 243-09 Mayda road, northeast corner (Block 13568, Lot 27), Rosedale, Borough of Queens, N.B. 429-54.

213-54-BZ—H.B.B.—32-46 Beadel street, south side, 100 ft. east of Debevois avenue (Block 2841, Lots 10, 12 and 15), Borough of Brooklyn, N.B. 49-53.

214-54-A—H.B.B.—12 Howard avenue, west side, 40 ft. north of Madison street (Block 1481, Lot 39), Borough of Brooklyn, Alt. 2843-52.

215-54-A—H.B.B.—401 Avenue F, northeast corner of East 4th street (Block 5398, part of Lot 51 and Lot 51), Borough of Brooklyn, Alt. 5151 and 5152-53.

Restored to Docket

821-53-BZ—Vol. II—H.B.M.—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan, Alt. 1359-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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CALENDAR

APRIL 6, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 6, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Seafarers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened November 4, 1953—(decision of the borough superintendent) under sections 7f and 19A(j) of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to storage and office building, and to permit the maintenance of existing gasoline tank and pump, with a loading door nearer to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast corner of 18th street (Block 631, Lot 1), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application, October 28, 1953, reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c, 7i, 7h, and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corp., lessee).

SUBJECT—Application reopened December 22, 1953, for an amendment of resolution—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five frame buildings from monumental works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room; and to permit the storage of structural steel in the open yards for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of Lot 4), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69-72, inclusive), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportwear Shop, lessee).

SUBJECT—Application June 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th to East 214th streets, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owners under contract Wasoff Oil Burner and Service Co., Inc.).

SUBJECT—Application November 9, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

Laid over from March 2, 1954, to April 6, 1954, for inspection and decision; hearing closed.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under section 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

Hearing closed; laid over from November 17, 1953, to December 8, 1953, for inspection and decision; then to January 12, 1954, for applicant to submit information as to proposed tenant and occupancy; hearing previously closed; then to January 19, 1954, for further consideration by the Board and decision; then to February 24, 1954, for applicant to advise Board as to proposed tenancy; then to March 9, 1954, for further consideration; then to April 6, 1954, for inspection and decision; applicant to submit additional information as to proposed tenant in roofing supply business.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and

CALENDAR

sale of accessories, and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit information re property taken over by city for tax liens.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; hearing closed.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for JMJ Homes, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of an existing dwelling without the required set back from street line.

PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

Laid over from February 24, 1954, to March 23, 1954, for inspection and decision; hearing closed; then to March 30, 1954, for further consideration after applicant files revised plans; then to April 6, 1954, at 10 A. M. for applicant to file revised plans, as suggested.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Theodore Tannor, owner.

SUBJECT—Application, December 8, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the extension in area of plot to provide additional parking of cars waiting to be serviced on gasoline service station under construction.

PREMISES AFFECTED—30-14 34th avenue and 34-02 to 34-06 31st street, southwest corner (Block 607, Lots 28 and 29), Astoria, Borough of Queens.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

CALENDAR

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

889-53-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail

use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple avenue, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple avenue Block 5153, Lot 1), Flushing, Borough of Queens.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 6, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 6, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

843-53-SA

APPLICANT—The Eclipse Engineering Co., owner.

SUBJECT—Application November 20, 1953—Eclipse Fan Type Combination Gas-Oil Burner, Models SPG, SPO, SPCGO and SPAS.

325-50-SM

APPLICANT—Walter Balfour and Co., Inc., owner.

SUBJECT—Application April 8, 1950—Balfour Fire Door (three hour test Rolling Steel Door).

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

CALENDAR

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.

SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

CALENDAR

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED — 3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

Laid over from March 30, 1954, to April 20, 1954, for decision after applicant has filed revised plans as suggested.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

Laid over from March 30, 1954 to April 20, 1954 for consideration and decision by the Board. The premises have been inspected by a committee of the Board prior to hearing.

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application reopened March 23, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

CALENDAR

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

194-53-BZ

APPLICANT—Frank Straub, for David Reader, owner.

SUBJECT—Application March 20, 1953—(decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubrication, car wash (non automatic), motor vehicle repairs, storage and sales of accessories and office; and to permit the parking of more than five motor vehicles, for a term of twenty years.

PREMISES AFFECTED—2035 Bronxdale avenue, south side, 60.83 ft. west of Hunt avenue (Block 4258, Lot 30), Borough of The Bronx.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, City of New York, owner.

SUBJECT—Application April 20, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier; all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

781-53-BZ

APPLICANT—Maxfield Blaufeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h

of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc. owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

CALENDAR

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 23, 1954*, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision; then to April 27, 1954, to obtain information as to the action of the Board of Estimate on its calendar of March 25th, Cal. No. 199, on the proposal of the City Planning Commission to change the zoning to G-1; and also to ascertain from the Department of Housing and Buildings as to what has happened and the reasons therefor for filing revised plans and particularly the issuance of a permit for excavation which the Board is advised is now being carried on.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

Laid over from March 30, 1954, to April 27, 1954; the applicant has filed a correct affidavit as to ownership.

731-30-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Morris Rosenberg, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to be used as a lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit rearrangement of curb cuts, storage tanks and dispensing pumps.

PREMISES AFFECTED—193-203 Central avenue and 1288-1294 Myrtle avenue, southeast corner and 107 Stockholm street (Block 3244, Lots 4 and 6), Borough of Brooklyn.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a

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gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.
PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

842-53-BZ

APPLICANT—Maxfield Blaubeux, for Norma and Irma Greystone, owners.

SUBJECT—Application November 25, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the demolition of existing one car garage, and the erection and maintenance of a two car garage nearer to the side and rear lot lines than is permitted, and using more than the area permitted, for residence and garage.

PREMISES AFFECTED—660 East 17th street, west side, 80 ft. 4½ in. south of Foster avenue (rear building); (Block 5237, Lot 103), Borough of Brooklyn.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 27, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

CALENDAR

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision; hearing closed.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision by the Board; hearing closed.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 30, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 16, 1954, were approved as printed in the Bulletin of March 23, 1954, Vol. 39, No. 12.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher, Robert Stanton and William V. Nabon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20 1954, at 10 A. M. for decision after applicant has filed revised plans as suggested.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum and Samuel Thaw.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 6, 1954, at 10 A. M. for applicant to file revised plans, as suggested.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A. M. for inspection and decision; hearing closed.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Abraham Bell.

For Opposition: Simon Gallet, Samuel J. Belfer, Alexander M. Inselman, Fred Sobel, Anna Consola, A. Enrico, A. Woroth, Anna Monte, Joseph Tuccio, Jennie Kurtz, Helen Herman and George Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A. M.; the applicant has filed a correct affidavit as to ownership.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse, using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Jack Dorf.

For Opposition: Harry Berger, Frank Sharpe and Henry Haywood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954 at 10 A. M. for consideration and decision by the Board. The premises have been inspected by a committee of the Board prior to hearing.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning

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resolution, to permit in a residence and business use district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Irwin S. Lewengood, Phyllis Presutti, Stella Presutti, Loretta Smith, Marie Giardullo, Edna Staiger, Giovanna Novara, Mary Lo Cascio, Ralph V. Marino, Charles E. Griffin, Esther H. Alexander, Rose Royal, Anna M. Schwartz, Anthony Valenti, Bertha Lewengood and John Petrino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A. M. for inspection and decision by the Board; hearing closed.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue, northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Michael Crispino.

For Opposition: Frank Starke, Herman Schaffner, Patrick Leonard, Andrew Joseph Kappel, Gustave W. Wirth and Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 10 A. M. for inspection and decision.

623-53-BZ

APPLICANT—Max Horn, for James J. Wolfson and Sydney M. Siegel, owners.

SUBJECT—Application August 17, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), and motor vehicle repairs.

PREMISES AFFECTED—60-15 Beach Channel drive and 60-16 Arverne boulevard, southeast corner (Block 385, Lot 41), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the applicant stated that the application is withdrawn as it is proposed to submit a different proposal for a different type of use.

Resolved, that this application be and it hereby is withdrawn without prejudice.

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application reopened February 24, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the building zone resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side, 168.38 ft. north of West 165th street (Block 2526, Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: John E. O'Brien.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on February 10, 1925 this application was granted by the Board on certain conditions, under section 7f of the zoning resolution, to permit in a residence use district, for a term of two years, the existing temporary structure be limited in capacity to five automobiles of pleasure car type; and

WHEREAS, on April 26, 1927 and June 4, 1929 the term of variance was extended for two years; and

WHEREAS, on June 16, 1931, June 21, 1932 and September 29, 1936 the term of variance was extended for one year; and

WHEREAS, on December 7, 1937, January 7, 1941, January 26, 1943, April 12, 1949 and April 3, 1951 the term of variance was extended for two years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on February 24, 1954 and set for hearing on March 30, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1954 acting on amendment to B.N. Applic. 324-23, reads:

"Your application for a certificate of occupancy for use of the subject premises as a five car non-storage garage is DENIED, as the time limit granted by the Board of Standards and Appeals (Calendar No. 532-24-BZ) expired on April 3rd, 1953, and is contrary to Zoning Resolution Article 11 (3)."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 10, 1925, as thereafter amended by resolutions adopted through April 3, 1951, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision e for a term of two (2) years from the date of this amended resolution, to permit the continuance of the existing garage for the storage of not over five (5) cars, and permitting four of such car spaces to be rented, as passed on by the borough superintendent under decision dated March 26, 1954, acting on amendment to B.N. Applic. 324/23, on condition * * *; and that in all other respects the resolutions above cited shall be complied with; and that a new certificate of occupancy and all permits shall be obtained within three (3) months from the date of this amended resolution." (B.N. App. 324/23)

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608-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. R. Realty Co., Inc., owner.

SUBJECT—Application August 26, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, office, showroom, sales and display, lubritorium, car wash, motor vehicle repairs and to permit the parking and storage of motor vehicles, with a show window nearer the residence use district than is permitted, for a term of fifteen years (previously denied, for a gasoline service station).

PREMISES AFFECTED—87-05 Roosevelt avenue and 37-61 to 37-69 87th street, northeast corner (Block 1475, Lot 42), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Lazarus Rosenberg.

For Opposition: Melville Southard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 27, 1953 subject to regular procedure, to consider rehearing on revised plan; and

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 16, 1954, for inspection and decision without further argument; hearing closed; then to March 30, 1954, for applicant to file statement as to car agency involved; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Roosevelt avenue are in a business use, B area, class 1½ height district; 87th street is in residence and business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 7, 1953 acting on N.B. Applic. 3212-53, reads:

"1. The use of the premises as a gasoline service station, office, showroom, sales and display, lubritorium, car washing, minor auto repairs and parking & storage of motor vehicles in a business zone is contrary to Article II, Sec. 4, Subsections (a) 29, (a) 46, of Zoning Resolution.

2. The erection of a show window within a distance of 75' from a residence use zone is contrary to Art. II Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant, and used for sale of used cars; that it is proposed to erect a modern auto show room and gasoline service station to consist of ten 550-gallon gasoline tanks and four approved type gasoline pumps; that the contemplated showroom and accessory building will be highly modern in design, all facades to be of brick, and will have a frontage of 90 ft. and a depth of 30 ft., of class 3 construction throughout; and

WHEREAS, the applicant contends that Roosevelt avenue is a busy auto lane leading across Queens; that there are sufficient stores in the area for public needs at this time and all shopping in this community has moved to 37th avenue; that the proposed showroom is a permissible use on the site; that Roosevelt avenue is encumbered with an elevated railroad which renders the site unsuitable for anything but a non-conforming use; that block 1474, lot 37 is developed with a factory, block 1476, lot 34 contains a two story brick garage and block 1475, lot 27 is developed with a one story brick laundry; that these uses also preclude the use of the site for conforming uses; that the large home development in the area and the large transient traffic has created a need for the proposed showroom and gas station; that the land is high in

assessed value and it is therefore necessary to develop this land in such a manner that the owner will receive an equitable return on his investment; that although the site is owned by the present owner a short time, the previous owner had been in possession of it since before 1930 and had been unable to develop the land with a conforming use for the past 22 years; that this company was forced into liquidation through the ownership of this and similar property that was unfit for conforming use development; that the proposed showroom with its plate glass front within 75 ft. of the residence zone will not affect the residential aspect of 87th street as a planted area will be maintained at the rear of the site adjoining the residence zone and the show window occurs 25 ft. south of said zone; that the present factory directly across the street in block 1474, lot 37 affects the residential aspect of 87th street to the same degree as the proposal, in that it also has a show window within 75 ft. of the residence zone; that the agency contemplated for the proposed showroom is Long Island Motors, Inc., Queens, New York; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, to permit for a term of 15 years from the date of this resolution, the premises to be occupied primarily as a showroom for the sale of automobiles by the Long Island Motors, agents for the De Soto cars and for minor servicing in connection therewith, including the sale of gasoline as proposed, *on condition* that all uses, including the present parking use shall be removed from the premises; that the premises shall be constructed and arranged as indicated on plans filed with this application, marked "Received August 26, 1953" (3 sheets), as amended by revised plans marked "Received October 21, 1953" (2 sheets); that the premises shall be leveled substantially to the grade of the surrounding streets and shall be arranged and constructed and generally of the design shown on such revised plans marked "Received October 21, 1953" (2 sheets); that there shall be erected on the rear lot line a masonry brick wall to a height of not less than 5 ft. 6 in., properly coped and returned on the side lot line to the proposed accessory building on the east and along 87th street to the west a distance of approximately 25 feet and returned to the accessory building near the show window; that this portion of the premises at the rear of the accessory building shall be landscaped with suitable planting material; that the accessory building shall be arranged as shown on such revised plans mainly for showroom purposes and for sale and display of motor vehicle accessories and to permit under Section 7i of the zoning resolution, minor servicing, greasing and car washing; that the gasoline pumps shall be located not nearer than 15 ft. to the street building line of Roosevelt avenue, consisting of two islands with two pumps each; that the gasoline storage tanks shall not exceed ten 550 gallon tanks; that curb cuts shall be restricted to two 30 ft. cuts to Roosevelt avenue with no curb cut nearer than 5 feet to a side lot line as prolonged and one curb cut to 87th street within the first 25 ft. from the building line of Roosevelt avenue; that the balance of the premises shall be paved with concrete or asphaltic paving; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that an additional wall or facing of lot line wall shall be erected on the easterly lot line from Roosevelt avenue building line to the accessory building, which may be of masonry base with a steel picket fence to a total height of 5 ft. 6 in., except it may be reduced to a total height of 4 ft. 6 in. within 10 feet of the street building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, excluding all temporary and roof signs but permitting the erection within the building line at the intersection of 87th street and Roosevelt avenue of a post

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standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and which sign may extend beyond the building line for a distance of not more than 4 feet in direct line of the building line of 87th street; that at that point there shall be a block of concrete not less than 12 inches in height, extending for a distance of approximately 5 feet from the intersection along either building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application August 11, 1953 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street (Block 6062, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Francis T. Maguire, Sarah McLeary and Grace Gool.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 16, 1954, for inspection and decision; hearing closed; then March 30, 1954 for inspection and decision; after applicant has filed revised plans showing existing and proposed conditions; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, C area, class 1 height district; 89th street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 31, 1953 acting on Alt. Applic. 2544-53, reads:

"1. On a lot located in a business use district the proposed change in occupancy from Auto Laundry and Battery Testing and Simonizing of cars to Auto Laundry and Auto Body Repair Shop and Paint Shop is contrary to Art. 11 Sec. 4(a) Subdiv. 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 16 ft. 4½ in. frontage by 100 ft. in depth, irregular, on which is located a building 40 ft. front by 23 ft. and 41.5 ft. in depth, irregular, one story, 12 ft. in height, of class 3 construction, used as an auto laundry, auto body repair and paint shop; that certificate of occupancy No. 64218-31 for use as auto laundry has been filed; that it is proposed to permit the continuation of the site as an auto laundry, auto body repair and paint shop; and

WHEREAS, the applicant states that on February 10, 1953 the fire department issued a violation against the subject premises under order No. 47379LC; that the said violation called for a certificate of occupancy for motor vehicle repair shop and auto body repair shop; and

WHEREAS, the applicant contends that the subject site consists of a plot with a frontage on both 4th avenue and 89th street; that the plot has a frontage of 16 ft. 4½ in. on 4th avenue and is 100 ft. deep and is 40 ft. wide in the rear, parallel with 4th avenue and has a frontage of 77 ft. 7 in. on 89th street; that on this plot there is a one-story structure of

cement blocks; that this structure was constructed in two parts; that the first section was built under permit No. 4588-31 and certificate of occupancy No. 64218 was issued for use as an auto laundry; that an extension to the laundry 22 ft. by 23 ft. was constructed under Alt. No. 11237-32 and this extension was approved for the use of testing of batteries and simonizing of cars; that there are non-conforming uses in the area such as in block 6064, lot 28, directly opposite subject premises, there is a gas station granted by the Board under Cal. 404-48-BZ; that block 6065, lot 16 also contains a gas station granted by the Board under Cal. 752-29-BZ and in block 6062, lot 50 there are storage sheds and a private garage; that the area confined to the repair of auto bodies is small, 22 ft. by 23 ft., and involves mostly small repairs to auto bodies and fenders and painting and simonizing; that the shop operates only during the day and is closed by 6 P. M.; that no undue noise emanates from there and the shop is kept in an orderly condition; that the premises have been used for auto laundry and auto body repair and paint shop for many years without any apparent inconvenience to the surrounding neighborhood; that the present owner purchased the premises September 3, 1952 and had no knowledge that the repair shop had been illegally used for many years; that a variance is requested for a term of years with any conditions that may be set by the Board; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7i for a term of five (5) years, to permit the existing buildings where proposed and as indicated on plans filed with this application, marked "Received August 11, 1953" (2 sheets), and "December 29, 1953" (1 sheet) as amended by revised plans marked "Received March 29, 1954" (1 sheet), for the uses proposed and indicated on such plans, on condition that no additional use shall be maintained and the extent of the premises shall not exceed 100 feet from 4th avenue, at which point there shall be a woven wire fence of the chain link type from the side lot line to the street line of 89th street; that curb cuts to the premises may be continued as at present; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the building facing on 4th avenue at the entrance drive, excluding all roof signs and temporary signs; that the unbuilt upon portion of the premises shall be properly paved with concrete or asphaltic paving; that the sidewalks surrounding the premises shall be repaired to the satisfaction of the borough president; that the triangular area now unbuilt upon at the rear of the triangular store shall not be included in the area subject to this application; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application September 28, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner (Block 14013, Lot 64), Woodhaven, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama and Ira Newell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Cross Bay boulevard are in a business use, D area, class 1 height district; 159th avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 25, 1953 acting on N.B. Applic. 3474-53, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, storage, office & sales, parking and storage of motor vehicles in a plot located in a business district is contrary to Art. II, sect. 4(a), (29) & (46) of the Zoning Resolution."

2. Proposed curb cuts as shown on plan are contrary to Art. II, Sect. 7-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 95.71 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant further states that as of July 25, 1916 the premises was in an undetermined zone and was changed to its present use designation on April 22, 1926; and

WHEREAS, the applicant states that it is proposed to erect and maintain a modern gasoline service station, consisting of ten 550-gallon gasoline tanks and six dispensing pumps; that the accessory building will have a frontage of 54 ft. and depth of 28 ft., one story in height, of class 3 construction and contain the conjunctive uses of car washing, lubritorium, minor auto repairs, office and sales; that part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Cross Bay boulevard is a busy auto thoroughfare leading across Queens and to the beaches, and as such the proposal is entirely in keeping at this point; that there are no other gas stations within the affected area and stores are not required at this time as much of the land to the east of Cross Bay boulevard is under water; that the proposed accessory building will be highly modern in design consisting of porcelain enamel facades; that a planted and landscaped area, having a minimum width of 5 ft., will be maintained along the westerly and southerly lot lines to act as a buffer for any further development that may take place in the block; that the proposed parking and storage of motor vehicles on the site will eliminate any parking problem due to this type of business; that the present owner and the previous owners have been unable to develop the land with a conforming use and the assessed value of the land now makes it mandatory that the site be developed as proposed so that the owner may continue to pay taxes and receive an equitable return on his investment; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied, substantially as proposed, as a gasoline service station, and as shown on plans filed with this application marked "Re-

ceived September 28, 1953" (3 sheets), except that the proposed accessory building shall be faced with masonry materials as amended; and under section 7i there may be motor vehicle repairing within the accessory building with hand tools only and for minor adjustments only; that all existing uses shall be removed and premises graded to grade of streets; granted under Section 7A, to permit one curb cut on 159th avenue near the intersection, as proposed; that on the interior side lot lines there shall be a woven wire fence of the chain link type not less than 5 feet 6 inches in height on a masonry base; that there shall be landscaping with suitable planting materials at locations as shown with protective curbing; that the accessory building shall comply with all the requirements of the Building Code; that there shall be no cellar under such building; that the gasoline pumps shall be not nearer than 15 feet to the street building line; that curb cuts shall not exceed three (3) to Cross Bay boulevard, 30 feet in width each as shown and one to 159th avenue of similar width, no curb cuts to be within 5 feet of either street building line as prolonged; that ten 550-gallon buried gasoline tanks may be installed as shown; that within the building line there shall be erected a masonry block of concrete not less than 12 inches in height and extending for a distance of approximately 5 feet from the intersection at either street; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be limited to a permanent sign attached to the facade of the accessory building, excluding all roof signs and temporary signs, but permitting the erection at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale extending beyond the building line for a distance of not over four feet; that the balance of the premises where unbuilt upon and not occupied by planting, accessory buildings and pumps shall be paved with concrete or asphalt paving; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and that a certificate of occupancy shall be obtained.

737-53-BZ

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owners.

SUBJECT—Application October 14, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street (Block 5125, Lot 41), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed; then to March 30, 1954, for further consideration after applicant files revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Dahlia avenue are in a residence use, D area, class 1 height district; Main street is in residence and business use, D area, class 1 height districts; and

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WHEREAS, the decision of the borough superintendent, dated October 5, 1953 acting on Alt. Applic. 1641-53, reads:

"1. Change in use of existing non-storage garage for more than five motor vehicles, motor vehicle repair shop and storage of bldg. matl. in open area to manufacturing and storage of incombustible matl. in open area in a residence use district is contrary to Art. II, Sec. 3 of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 211.35 ft. frontage by 100 ft. in depth, irregular, on which is located a building 61.18 ft. front by 100 ft. in depth, occupied as a non-storage garage for more than 5 motor vehicles and motor vehicle repair shop, with storage of building materials in open area, for which certificate of occupancy 53117-49 has been filed; that it is proposed to change use of building to manufacturing and to permit open area to be used for storage of incombustible material; and

WHEREAS, the applicant further states that the property referred to is presently zoned as a residence use, class 1 height, D area district; that as of July 26, 1916 the property in question was unrestricted; that the present use designation became effective on March 27, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that at the time of the erection of this building, it was to be used to repair truck bodies and all other types of equipment for the owners, who are in the heavy equipment business, and the premises have been devoted to these allowable unrestricted zone use up to the present time; that it is now the intention of the owners to consolidate their business and to move this portion of their operation to another location; that in order to be able to do so, the owners must sell these premises and they have, in fact, been approached by various manufacturers desiring to purchase the property for manufacturing use; that due to the fact that the zone has now been changed, no assurance can be given to any prospective buyers that these premises can be devoted to manufacturing, and this appeal has been initiated so as to change the use of these premises to a lesser restrictive use, namely, manufacturing and storage of incombustible material in the open area; that the adjacent parcel in block 5125, lot 15 is now being used as a factory, and lot 36 to the east contains a non-conforming gas station; that in block 5140 there are other non-conforming uses; that the granting of this variance will in no way adversely affect the area; that it will also be a practical solution to the hardship now caused to the owner due to the fact that the zone has now changed and prevents any use other than residential on this obviously commercial property; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee found that the building is already occupied by the manufacturing concern as proposed for the entire premises and that some of the contractor's material and equipment was still on the unbuilt upon portion of the premises, which it is stated is to be entirely removed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c. to permit a change of use in the building as proposed and as indicated on plans filed with this application, marked "Received October 14, 1953" (4 sheets), as amended by revised plan marked "Received March 30, 1954" (2 sheets) *on condition* that the fence wall of masonry as proposed on such revised plans shall be constructed and maintained on the rear lot line; that the building shall be used only as proposed for light manufacturing; that windows in the rear wall of the building shall be blocked up with approved masonry; that the storage yard shall be used only for the storage of incombustible materials used in conjunction with the proposed buildings and such

materials shall be kept in neat condition and the yard maintained in neat condition and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the existing fence along the lot line of Dahlia avenue shall be maintained with an entrance as shown and curb cut to Dahlia avenue; that such entrance shall be fitted with gates of similar construction as the fence to a total width of not over 20 feet; that any signs erected shall be in accordance with the requirements of the zoning law for a similar use when constructed within a restricted retail district; that there shall be no roof signs and no temporary signs; that the building at the northwest corner of the premises stated as a one-story steel shed shall either be removed or maintained in accordance with a permit to be issued by the borough superintendent; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all sidewalks and curbing in front of the premises shall be repaired to the satisfaction of the borough president; and that all permits required shall be obtained and all work shall be completed within six (6) months from the date of this resolution.

811-53-BZ

APPLICANT—Wechsler and Schimmenti, for Mary Wyck-off and Adelia Chuckrow, owners.

SUBJECT—Application November 9, 1953 (decision of the borough superintendent), under sections 21 and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use, C area district, the erection and maintenance of a store using more than the area permitted, with a loading area in residence use portion and with an entrance and driveway leading to loading area through easement, which is located in the residence use portion also.

PREMISES AFFECTED—632-634 86th street, south side, 171 ft. east of Dahlgreen place (Block 6055, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: Armand J. Starace, William Thomson, William Behrze, Elizabeth Thomson, J. Jorgensen, Mabel Erikson, Mildred Ragina, Joseph Pettenato and Mary A. Ryan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 30, 1954, for inspection; additional affected property owners to be notified in meantime; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Dahlgreen place are in residence and business use, C area, class 1 height districts; 86th street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1953 acting on N.B. Applic. 649-53, reads:

"1. Proposed bldg. exceeds area for a "C" district & violates Art. 4 Sect. 12b of the zone resolutions.

2. Proposed loading & unloading area & easement driveway leading to loading & unloading area located within a residential district is contrary to Art. 2 Sect. 3 of the zone resolutions.

3. Proposed exit leading to rear & into residential portion of lot is contrary to Art. 2 Sect. 3 of the zone resolutions.

4. Proposed entrance to driveway within a residential district violates Art. 2 Sect. 3 of zone resolutions."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. 2¾ in. frontage by 134 ft. 3¼ in. in depth, irregular, presently vacant; that it is proposed to erect a building 21 ft. 2¾ in. front by 100 ft. in depth, irregular, one story, 14 ft. in height, of class 3 construction, to be used as a store; that it is further proposed to use the unbuilt upon portion in the residence use district as a loading area with an entrance through a 10 ft. easement enterable from Dahlgreen place on lot 12; and

WHEREAS, the applicant contends that the allowable coverage is 1814 sq. ft. and it is proposed to occupy approximately 2944 sq. ft. with a one-story, class 3 building used as a store; that request is made for an additional 1209 sq. ft. and with a loading area in the residential portion of the lot through an easement used as a driveway also in a residential zone; that the easement will also be considered as a means of egress from the rear; that in erecting this building for a store it is proposed to stay in line at the rear with the existing adjoining building, thereby keeping the building within the business portion of the lot and maintaining a rear yard in the residential portion that is approximately 30 ft. by 31 ft.; that the erection of this building would not adversely affect any adjoining property owners; that the reasons they desire to build in excess of the required area is that they do not wish to build a cellar in this location since the adjoining building has no cellar and it would make the cost of this store prohibitive for the rentals that can be obtained in this area; that it is therefore desired to construct a building that is a little larger in area on the 1st floor so that this additional area can be used as storage space in conjunction with the store; that the area in excess of the allowable area to be covered would also permit the owners to erect a store of a size to satisfy a tenant's need to display an adequate amount of merchandise and at the same time develop a vacant area with a harmonious use; that a loading area for the retail store through an easement would be advantageous to this locality by eliminating any street loading and unloading and generally better the conditions of any parking problem which may arise, and this easement at the rear of the property would also serve as a means of exit for the safety of the occupants; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7A of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 649/53, Objections 1, 2, 3 and 4, be and it hereby is *affirmed* that the application be and it hereby is *denied*.

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953 (decision of the borough superintendent), under sections 7e, 7i, 7f, 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E-1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot, and to permit the parking of patrons' and employees' motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Peter J. Houser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53; then to March 23, 1954, at request of the applicant, for his consideration as to revision of plans; then to March 30, 1954, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 218th street are in residence and local retail use, D and E-1 area, class ½ height districts; Hempstead avenue is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1953 acting on N.B. Applic. 3042-53, and superseded by N.B. Applic. 3042-53 dated January 8, 1954 reads:

"1. The use of the premises located partly in a local retail use district and partly in a residential district for the erection of a structure to be used as Motor Vehicle repair shop with pain spray booth incident to authorized dealers use (including storage garage for more than five motor vehicles) is contrary to Art. II sec. 4-C B.Z.R.

2. The use of the premises located partly in a local retail use district and partly in a residential use district for the free parking of more than 5 (five) motor vehicles for patrons and employees is contrary to Art. II Sec. 3 and Art. II Sect. 4-C B.Z.R.

3. The erection of a structure in a "D" area district occupying more than 55% of the plot is contrary to Art. IV Sect. 11(c) B.Z.R.

4. Signs extending above the top of the roof beams and a sign on the side wall of a pylon in a local retail district is contrary to Art. 2 Sec. 4c B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.03 ft. and 96 ft. frontage by 147.41 ft. in depth, irregular, presently vacant, except for bill boards; that it is proposed to erect a building, 150 ft. front by 94.80 ft. in depth, irregular, one story and mezzanine, 13 ft. 6 in. and 17 ft. in height, of class 3 construction, to be used as automobile showroom for authorized dealer's use, office, storage garage, and to permit parking of patrons' and employees' cars; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Hempstead avenue was in a business use district and the remaining portion in a residence use district; that the present local retail use designation became effective January 21, 1947; that the present height and area designations became effective June 30, 1952 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the premises is vacant except for a billboard sign on the easterly end of the Hempstead avenue frontage for which permit No. 3412-

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37 was issued on August 25, 1937; that no violations are pending; that it is proposed to remove the bill board sign and to construct within the local retail use, D area district a building to be used for the conforming uses of automobile showroom for authorized dealer's use with incidental offices and storage of auto parts and accessories, including gasoline tank and pump for dealer's use (no gasoline to be sold), and for the non-conforming uses of motor vehicle repair shop and paint spray booth incident to authorized dealer's use, including storage garage for more than five motor vehicles, and occupying an area in excess of the limitations for a D area district; that it is also proposed to use the premises in the rear of the building for the free parking of more than five motor vehicles for patrons and employees; that no curb cuts or entrances or exits are proposed for the 101st avenue frontage, which would be enclosed by a 6 ft. high cyclone fence within which would be a 3 ft. wide seeded and landscaped area protected by a 6 in. concrete curb; that it is also proposed to maintain signs as shown on plans filed with this application; and

WHEREAS, the applicant further contends that the proposed motor vehicle repair shop incident to authorized automobile dealer's use is much less objectionable than the usual motor vehicle repair shop from the points of view of noise, odors and other manner of operation; that automobile manufacturers customarily require authorized automobile dealers to maintain service stations for servicing automobiles sold by them, and the efficiency of a dealer's operation is increased by maintaining all facilities at one location; that at present, Houser Buick, Inc. maintains its automobile showroom at 215-26 Jamaica avenue and its motor vehicle repair shop and used car lot at 215-02 Jamaica avenue; that the separation of these facilities and their inadequate size make efficient operation impossible and fail to provide adequately for off-street free parking for patrons and employees; that the proposed storage garage for more than five motor vehicles will not be used as a general public garage; that the proposed building represents the minimum dimensions necessary to provide adequately for the facilities necessary to be maintained; that efforts to acquire the adjoining lot 60 have been unsuccessful; that the building would be located entirely within a local retail use and D area district and would not deprive neighboring owners of light and ventilation; that the land cannot yield a reasonable return if it is developed in a conforming manner; that the plight of the owners is due to unique circumstances and not to the general conditions of the neighborhood; that the proposed construction will not alter the essential character of the neighborhood; and

WHEREAS, the applicant states that as to the signs on the facade of the building (E.S. Applies. 792 and 794-53), the mezzanine arrangement brings these signs into unavoidable technical violation of Art. II, section 4-c, although the spirit of the law appears to be complied with; that as to the signs on the side walls of the pylon (E.S. Applies. 791 and 793-53) it is proposed to construct a sheet metal backing extending from the rear of the pylon a distance of 12 in. from each side thereof, so that the signs will not reflect to the rear, thus causing no inconvenience to property owners on 101st avenue yet permitting the owner to maintain signs in conformity with the modern trend for structures of this kind; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant withdrew that part of this proposal as to a pylon sign above the main roof and amended the sections under which the application is based to section 7, subdivisions e, i, h and 21 and agreed to erect a masonry wall at the rear on lot lines; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, i and h of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e, h and i, as to use and Section 21 as to area, to permit the building as proposed to be occupied for the use proposed and for the rear portion of the premises within the residential district to be used as proposed in connection with this use, as indicated on plans filed with this application, marked "Received January 8, 1954" (8 sheets); that the building shall be occupied only as proposed as an authorized automobile agency and for the uses proposed in connection therewith; that the rear portion of the premises shall be used only for the parking of motor vehicles belonging to patrons and employees of this agency, no fees to be charged, and for storage of such cars dealt in by the agency, on condition that the buildings shall comply in all other respects with the requirements of the Building Code and shall not be increased in height or area beyond what is proposed and shown; that there shall be erected on the lot lines to the north within the residential use district a masonry fence not less than 5 ft. 6 in. in height, properly coped and with no openings therein; that all entrance and exit to such portion of the premises shall be through the building facing Hempstead avenue, as proposed; that minor repairs may be permitted customary for such a sales agency within the building, including greasing and the proposed spraying of motor vehicles, on condition that the ventilation of the spray area shall be carried to the roof and across same to exhaust at a point near Hempstead avenue; that there may be a gasoline pump maintained within the building at the point shown toward the rear with a 550-gallon gasoline storage tank buried in the rear yard; that such gasoline supply shall be solely for the use of this building and not for sale to passing vehicles; that signs shall be restricted to a permanent sign attached to the building, excluding all temporary signs and roof signs; that such signs on the building shall be in accordance with similar signs as permitted for a building in a restricted retail district and may be located as shown; that parking under section 7h may be for a term of ten (10) years from the date of this resolution and the uses and area coverage herein permitted under sections 7e, 7i and 21 may be for a term of twenty (20) years; that the unbuilt upon portion of the site, including the portion in the residence district, shall be properly paved; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the construction and occupancy other than as amended this day by resolution adopted under Cal. 817-53-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy shall be obtained.

817-53-A

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.
SUBJECT—Application November 16, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED — 218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57)), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Peter J. Houser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION

WHEREAS, the amended decision of the Borough Superintendent, dated January 8, 1954, acting on N.B. Applic. 3042-53, reads:

"5. The exits from the mezzanine floor do not comply with Sec. 270 (3), (4) of the Labor Law."

and

WHEREAS, the applicant states that the premises consist of a lot 150.03 ft. front by 147.41 ft. and 178.15 ft., irregular in depth, located in a local retail and residence use, D and E-1 area, class ½ height districts, upon which it is proposed to erect a one-story and mezzanine, 13 ft. 6 in. and 17 ft. in height class 3 constructed building, 150.03 ft. front by 72 ft. and 94.80 ft., irregular in depth, for use as an automobile showroom, offices, storage of auto parts, and accessories, motor vehicle repair shop, paint spraying, storage garage for more than five motor vehicles, parking of more than five motor vehicles for patrons and employees on the 1st floor and on the mezzanine for storage of auto parts; that the building will be provided with one 3 ft. wide, unenclosed iron stair, which will not lead to the street or to the roof; and

WHEREAS, the applicant states that it is proposed to construct and maintain an open iron stairway 3 ft. wide leading from the mezzanine, which will be used for the storage of parts with an occupancy of 1 person, to the 1st floor parts department; and

WHEREAS, the applicant contends that the mezzanine will be limited to the storage of automobile parts and no volatile liquids or hazardous items will be stored thereon; that ordinarily there will be no human occupancy of the mezzanine floor except that occasionally there will be one person occupancy; that the proposed stairway is adequate for the small area, the non-hazardous occupancy and would assure the owner that automobile parts will not be removed without authorization from the premises.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on NB App. 3042/53, Objection 5, and that the appeal be and it hereby is *granted*, to permit the stairway from the mezzanine as an exit to the main floor as proposed and shown on plans filed with application 816-53-BZ, *on condition* that such mezzanine floor shall be occupied only for office and storage of motor parts in connection with the automobile agency; and that in all other respects the requirements of the resolution adopted this day under Cal. 816-53-BZ shall be complied with.

914-53-BZ

APPLICANT—Paul Friedman, for Mutual Motor Sales, Inc., owner.

SUBJECT—Application December 29, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a one-story structure to be used for the storage and sale of auto parts and accessories, motor vehicle repair shop for authorized dealer's use, storage garage for more than five motor vehicles, with gasoline tank and pump for dealer's use (no gasoline to be sold), and to permit on the unbuilt portion of plot the outdoor display and sale of more than five motor vehicles, and the parking of more than five motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—567-583 Manhattan avenue, west side, 81 ft. 4 in. north of Driggs avenue (Block 2679, Lots 26, 29, 30 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and George Shapiro.

For Opposition: P. Stracchra.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Manhattan avenue are in a business use, C area, class 1¼ height district; Driggs avenue is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1953 acting on N.B. Applic. 1380-53, reads:

"1. Proposed building and premises, in a Business use zone, to be used for storage & sale of auto parts & accessories, and motor vehicle repair shop incident to authorized automobile dealers use at 578 Manhattan Ave., including storage garage for more than five motor vehicles and gasoline tank and pump for dealer's use (no gasoline to be sold) and outdoor display and sale of more than five motor vehicles, free parking of more than 5 motor vehicles for patrons and employees is contrary to Article II, Section 4(a) subsections 15 & 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 100 ft. in depth, on which is located a new and used car sales and parking lot for which certificate of occupancy No. 13124-51 has been filed; that it is proposed to erect a one story brick building to be used for storage and sale of auto parts and accessories and motor vehicle repair shop incident to authorized automobile dealers' use at 578 Manhattan avenue, Brooklyn, including storage garage for more than five motor vehicles and gasoline tank and pump for dealer's use (no gasoline to be sold), and on the unbuilt portion of the lot, the outdoor display and sale of more than five motor vehicles and the free parking of more than five motor vehicles for patrons and employees; and

WHEREAS, the applicant contends that a grant of this application would not adversely affect the neighborhood; that the motor vehicle repair shop premises now occupied by the authorized dealer is presently located at 62 Meserole avenue, approximately six blocks from the dealer's new car showroom located at 578 Manhattan avenue, directly across the street from the subject premises; that this separation of facilities impairs the efficiency of the operation, makes it costly and difficult to supervise and is inconvenient for patrons; that the present repair shop facilities are inadequate in that, although occupying a building of 10,000 sq. ft. in area, there is insufficient storage and parking space for cars awaiting service, thereby limiting the area available for repairs and service; that the subject premises proposed to be occupied by the owner will enable all facilities to be consolidated in one immediate area; that the proposed motor vehicle repair shop would not adversely affect the neighborhood, which is developed already with commercial and industrial uses; that adjoining the subject premises to the north is a commercial bakery and to the west is a factory building; that the subject premises itself is now used for outdoor sale and display of new and used cars and as a parking lot; that block 2679, lot 34 contains a motor vehicle repair shop; block 2697, lot 1—garage and gas station; lot 10, used car lot, and lot 16, motor vehicle repair shop and gas station; that the proposed building will cover an area of 7500 sq. ft. as contrasted with a permissible coverage in a C area district of 60% or 9000 sq. ft. and will be one story, 14 ft. in height as contrasted with a permissible height of 60 ft. in a 1¼ height district; that the limitation of the proposed building to an area less than permissible

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and to one story in height will assure the nearby owners of more light and ventilation than would be obtainable if a multi-story building were built in conformity with the zoning resolution and without a variance; that the proposed use of part of the subject premises for storage garage for more than five motor vehicles is merely a technical description of the use incidental to the maintenance of the motor vehicle repair shop and the premises will not be used as public garage as such term is commonly understood; and

WHEREAS, the applicant states that the owner has held title to the property since February 9, 1951 and the assessed valuation of land is \$26,000, with no existing buildings, making a total of \$26,000; and

WHEREAS, the premises and the surrounding area were previously inspected by a committee of the Board in connection with an adjacent application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion of grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f, 7i and 7h for a term of twenty years, to permit the premises to be used and occupied, as proposed and as indicated on the plans filed with this application marked "Received December 29, 1953" (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all existing uses shall be removed; that the portion of the plot proposed to be unbuilt upon shall be leveled and paved with clean gravel or steam cinders, properly rolled and treated with a binder; that there shall be maintained on all interior and side lot lines where a building is not proposed a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that curb cuts may be permitted where shown; that the sidewalk and curbs shall be repaired or reconstructed as the Borough President shall require; that the use of this building as a garage and use of this gasoline pump as proposed and the repair shop shall be solely in connection with the servicing of cars dealt in with the Pontiac Agency, as proposed, and for no other use; that this variance shall continue only so long as the proposed occupant occupies the premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and that a certificate of occupancy shall be obtained.

Adjourned: 1:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 30, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

844-53-A

APPLICANT—American Can Co., owner.

SUBJECT—Application November 18, 1953—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—102-184 43rd street, block bounded by 43rd, 44th streets, 1st and 2nd avenues (2nd floor); (Block 726, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. M. Didriksen and M. A. Nichols.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1953 on Alt. Applic. 3946/53 affecting building No. 5, reads:

"7. The walls of the penthouse enclosing conveyor should be of materials having a two hour fire resistive rating as required by Sect. 10.12.3 of the Bldg. Code and the roof three hour construction as required by Sect. 3.2.1.

8. The steel supporting the penthouse should be fireproofed in a Class 1 structure as specified in Sect. 10.2.5(a) of the Bldg. Code.

9. The opening between floors for conveyor should be enclosed as required by Sect. 10.5.1 of the Bldg. Code for shafts.

10. With the fire doors arrangement as shown for conveyor enclosure the proper closing of the doors may be obstructed by objects on the conveyor system."

and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1953, as to Alt. Applic. 4267/53, affecting building No. 2, reads:

"1. The opening in floors for conveyor from a shaft as defined in Sect. 10.5.1 and should be enclosed on each of the floors connected as required by that section of the Bldg. Code."

and

WHEREAS, the applicant states that the building is six stories, 87.5 ft. in height, 200 ft. by 440 ft. in area, of fireproof construction, erected 1917 and 1927, located on a lot 204 ft. by 700 ft. in area, in an unrestricted use, A area, class 2 height district, used and occupied by the present owners since 1920 and 1927 as follows: basement—storage, 50 persons; 1st floor—shipping and receiving, 180 persons; 2nd floor—factory and storage, 300 persons; 3rd floor, factory and storage, 110 persons; 4th floor—factory and storage, 150 persons; 5th floor—factory and repair shop, 230 persons; 6th floor—factory, office cafeteria and medical department, 200 persons; that the building is provided with an approved standpipe system, an approved two-source sprinkler system throughout, an approved interior fire alarm system, and regular monthly fire drills are maintained; that there are six interior stairs, fireproof construction, from roof bulkhead to street and six fire towers; and

WHEREAS, the applicant states that its building, known as unit No. 5, referred to in Alt. Applic. 3946/53 is of brick construction with exposed steel columns and exposed steel roof purlins and trusses; and

WHEREAS, the applicant contends as to objection No. 7 issued by the Borough Superintendent, that the proposed conveyor enclosure referred to in this objection will not be occupied except for repairs; that the materials proposed to be used for construction of the enclosure are of a type approved for use in fireproof buildings under Cal. No. 80-46-SM by the Board; that all parts of unit No. 5 are adequately protected by sprinklers, including the proposed conveyor enclosure; and

WHEREAS, the applicant contends as to objection No. 8 issued by the Borough Superintendent on Alt. Applic. 3946/53, that this objection should be waived as the present construction of this one story unit is not fireproofed in the strict interpretation of the Code as a class 1 building; that the present roof construction would not be adequate to carry the additional dead load imposed by fireproofing the structural steel of the conveyor housing; that it would be impractical to fireproof the light structural members used to construct the proposed conveyor housing; and

WHEREAS, the applicant contends as to objection No. 9 issued by the Borough Superintendent on Alt. Applic. 3946/53, that this objection should be waived, as the tile walls and reinforced concrete slab proposed as enclosure for the opening are adequate fire protection; that there is only

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one proposed opening in the 3rd floor at this point and this condition should not be construed as a shaftway; and

WHEREAS, the applicant contends as to objection No. 10 issued by the Borough Superintendent on Alt. Applic. 3946/53, that the housing enclosing the opening will be adequately protected by a sprinkler system operating as a unit of the main sprinkler system and to provide a water curtain at the fire door opening; and

WHEREAS, the applicant contends as to objection No. 1 issued by the Borough Superintendent on Alt. Applic. 4267/53, that this objection should be waived because of the conditions or operation proposed which will afford ample protection for the building; that the present openings for conveyors in the 3rd floor of unit No. 2 are adequately protected with approved tile and reinforced concrete enclosures protected by approved fire doors; that the proposed openings for the conveyors will be protected in a like manner so that there will be no shaft in the sense that section 10.5.1 describes a shaft; that at no point are the proposed openings directly over an opening on a floor below; that the enclosures are adequately protected by a sprinkler system to which it is proposed to add a water curtain at each fire door opening at the proposed 4th floor conveyor enclosures; and

WHEREAS, the applicant states that it is proposed to furnish sprinkler protection at all of the openings on the 4th floor of unit No. 2 and the 3rd floor of unit No. 4 as indicated on revised drawing No. 2 filed March 9, 1954 and revised drawing No. 3 showing typical details of additional sprinklers confined by a hood at each bulkhead opening over these floor openings; and showing added sprinkler heads at each of the two openings in the roof of unit No. 5, and the proposal to connect these heads to the present system in unit No. 5 and to sprinkler the conveyor enclosure over the roof of building No. 5; that all sprinkler installations will conform to the sprinkler requirements and all heads proposed will be in addition to the existing sprinkler system in the building; and

WHEREAS, the applicant further contends that the packages to be handled on these conveyors are paper fibre milk containers, fragile and are readily combustible and easily compressed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, there now exist a system of conveyors installed under approval of the Borough Superintendent which will remain and what is now proposed is an additional system.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3946/53, Objections 7, 8, 9, and 10, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction and maintenance of conveyors substantially as proposed and as indicated on plans filed with this appeal marked "Received November 20, 1953" (3 sheets), and revised plans marked "Received March 9, 1954 (two sheets), *on condition* that some means shall be provided to the satisfaction of the Borough Superintendent that will stop the conveyor in the event the closure doors of the conveyor do not close to sill; and *granted* as to Objection 1, of Alt. Applic. 4267/53, *on condition* that the requirements of this resolution shall be complied with in all other respects.

912-53-A

APPLICANT—Julius S. Rapson, for Max Krinsky, owner.
SUBJECT—Application December 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184-23 Radnor road, north side, 212.11 ft. east of Kent street (Block 7253, Lot 59), Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: Julius J. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1953 acting on N.B. Applic. No. 4693/53, reads:

"1. Where there is no storm water or combined sewer in the street the floor level of any accessory garage shall be not more than eighteen (18) in. below the lowest level of the established street in front of the lot, C26-1221.1."

and

WHEREAS, the applicant states that the premises consist of a lot 65.86 ft. front by 121.25 ft. and 120.18 ft. irregular in depth, located in a residence use, G area, class ½ height district, upon which it is proposed to erect a one story building, 20 ft. in height; 45 ft. 10 in. by 48 ft. 3 in. in area, of class 4 construction, for occupancy as a one family dwelling, and two car accessory garage; and

WHEREAS, the applicant states that the building involved has been designed so as to provide for a two car garage 19 ft. 5 in. by 23 ft. 2 in. in area at the cellar level due to the natural contour of the land; and

WHEREAS, the applicant contends that the property in this block has this natural contour, and most of the garages along this block are located in the cellars, similar to the garage herein proposed; that a retaining wall will be built at the rear lot line and the rear yard will be levelled off with the floor of the garage 6 in. above the yard level; that the storm water will run to a dry well in the rear yard and will not be permitted to drain on to the adjacent property; that since the garage will be above the rear yard, and since the storm water will drain to a dry well and the garage in all other respects will comply with the Administrative Building Code, it is requested that this application be granted.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4693/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the conditions as proposed and as indicated on plans filed with this application marked "Received December 29, 1953" (2 sheets), "March 11, 1954" (1 sheet), and revised plans marked "Received March 26, 1954" (1 sheet) *on condition* that the retaining wall thereon shown on such plan marked "Received March 26, 1954" at the rear shall be constructed by this owner and the yard shall be filled to the elevation as proposed; that a dry well shall be constructed and maintained as shown on such revised plans with a capacity of approximately 20 cu. ft.; that weep holes shall be constructed in such retaining wall to prevent frost action but not permit the drainage from the dry well to enter adjoining properties; that on top of such retaining wall a suitable fence shall be maintained to the satisfaction of the Borough Superintendent.

74-53-A

APPLICANT—Seventy Realty Corp., owner.

SUBJECT—Application January 28, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—70 Park avenue, northwest corner of East 38th street (Block 868, Lots 36 and 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Sol Katz.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner dated July 31, 1947 and January 5, 1953, on Order #43725 LF reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Chapter 26, Article 16, of the Administrative Code. C19-161.0 Adm. Code. Note Plans to be filed with and approved by the Department of Housing and Buildings before work on such system is commenced."

and

WHEREAS, the applicant requested withdrawal of this appeal, inasmuch as this building is classified as a Class A Multiple Dwelling.

Resolved, that this appeal be and it hereby is *withdrawn*, without prejudice.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

ACTION OF BOARD—Laid over to May 4, 1954, at 2 P. M. pending action by the Board on application for approval of material under Cal. No. 99-53-SM and Cal. No. 459-52-SM.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 1953-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, 2 P. M. for inspection and decision.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carmine T. Capria.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 20, 1954, at 2 P. M. for applicant to file revised plans.

1022-47-BZ—Vol. II

APPLICANT—Edwin E. Roberts, for Millie Cardillo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting the continuation in a residence and local retail use district the storage of building materials, storage garage for four trucks, office and show rooms.

PREMISES AFFECTED—131-24 Springfield boulevard, west side, 104.52 ft. north of Adair street (Block 12729, Lot 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Edwin A. Roberts.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 24, 1953, on certain conditions; and

WHEREAS, the term of variance was extended on November 24, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1953, as to term of variance, so that as *amended* the resolution shall read:

"* * * Granted for a further term of fifteen (15) years from the date of this *amended* resolution."

and as to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"* * * in view of statement by applicant that no work has been done as to the additional building, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution, and that a certificate of occupancy shall be obtained for the entire premises upon completion of the additional building." (N.B. Applic. 128/53)

821-53-BZ—Vol. I

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application November 10, 1953—(decision of the borough superintendent) under section 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use district an additional story to existing garage using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

821-53-BZ—Vol.II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application November 10, 1953—(decision of the borough superintendent) under section 7a and 7c of the zoning resolution, to permit in an unrestricted business and residence use district, the parking and storage of motor vehicles on roof.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 2:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 15

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 31, 1954, Copy of Petition and Order of Certiorari, was
served on this Board by Dreyer & Traub, attorneys for Regency
Park, Inc., et al., objecting owners, seeking a review of the Board's
determination on February 24, 1954, granting a variance, under Sec-
tion 7, subdivision e, of the Zoning Resolution, to permit for a term
of fifteen years, in a residence use district, the erection and mainte-
nance of a gasoline service station, lubritorium, auto wash (non-
automatic), motor vehicle repairs, storage and sale of accessories, office,
and to permit the parking of cars waiting to be serviced; Cal. No.
436-53-BZ; premises 141-50 Union Turnpike, south side, 44.96 ft. west
of Main Street, Flushing, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

CALENDAR

DOCKET

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217-54-A—H.B.Bx—East side of Independence avenue, from West 237th to West 238th streets through Blackstone avenue (Block 3417, Lots 311 and 320), Borough of The Bronx, Revocation of Permit issued re Application #1266-53.

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219-54-A—H.B.B.—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn, B.N. 39-54.

220-54-BZ—H.B.Q.—34-65 60th street, east side, 109 ft. north of 37th avenue (Block 1199, Lot 13), Woodside, Borough of Queens, N.B. 4853-53.

221-54-A—H.B.Q.—37-25 32nd street, east side, 131.77 ft. north of 38th avenue (Block 374, Lot 8), Long Island City, Borough of Queens, Misc. 115-54.

222-54-BZ—H.B.Q.—95-25 Waltham street, east side, 150 ft. north of 97th avenue (Block 10026, Lots 35, 37 and 38), Jamaica, Borough of Queens, Alt. 493-54.

223-54-A—H.B.M.—3-5 Vestry street, southwest corner of Varick street and 24-26 Laight street (Block 220, Lots 21 and 22), Borough of Manhattan, Alt. 2173-53 and Alt. 2174-53.

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227-54-BZ—H.B.Q.—31-30 38th street, west side, 277.83 ft. south of 31st avenue (Block 657, Lots 53 and 54), Long Island City, Borough of Queens, Alt. 80-54.

228-54-BZ—H.B.Q.—251-11 Weller avenue, northeast corner of 253rd street (Block 13578, Lot 1), Rosedale, Borough of Queens, Alt. 87-54.

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Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores),

and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.

CALENDAR

SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the

change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

Laid over from March 30, 1954, to April 20, 1954, for decision after applicant has filed revised plans as suggested.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

Laid over from March 30, 1954 to April 20, 1954 for consideration and decision by the Board. The premises have been inspected by a committee of the Board prior to hearing.

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703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records; then to April 20, 1954, for further consideration.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

Laid over from April 6, 1954, to April 20, 1954, for applicant to file revised plans showing additional means of exit from the cellar and a sprinkler system.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application reopened March 23, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

194-53-BZ

APPLICANT—Frank Straub, for David Reader, owner.

SUBJECT—Application March 20, 1953—(decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubrication, car wash (non automatic), motor vehicle repairs, storage and sales of accessories and office; and to permit the parking of more than five motor vehicles, for a term of twenty years.

PREMISES AFFECTED—2035 Bronxdale avenue, south side, 60.83 ft. west of Hunt avenue (Block 4258, Lot 30), Borough of The Bronx.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, City of New York, owner.

SUBJECT—Application April 20, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier; all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

781-53-BZ

APPLICANT—Maxfield Blaufeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

CALENDAR

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubratorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc. SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc. owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

653-53-A

APPLICANT—J. Ryback & Co., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue (Block 1066, Lot 16), Borough of Manhattan.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

796-53-A

APPLICANT—Herman Kron, for Lucille Oppenheimer, et al., owners (Maxford Garage, Inc., lessee).

SUBJECT—Application November 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 Varick street and 564-568 Broome street, northwest corner (Block 578, Lot 71), Borough of Manhattan.

854-53-A

APPLICANT—Lama, Proskauer and Prober, for Charmin Realty Co., Inc., owner (Clarendon Laboratories, lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2163-2165 Clarendon road and 1133 Flatbush avenue, northeast corner (2nd floor); (Block 5165, Lot 58), Borough of Brooklyn.

862-46-A—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Rochel-hesh Realty Corp., owner.

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SUBJECT—Application reopened December 15, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 28th street, north side, 154 ft. 9 in. east of 8th avenue (Block 778, Lot 13), Borough of Manhattan.

883-53-A

APPLICANT—Howard H. Snyder, for Vidor Realty Co., owner.

SUBJECT—Application December 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1148-1154 Broadway and 230 5th avenue, southwest corner (Block 828, Lot 41), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

141-54-A

APPLICANT—St. Vincent's Hospital of the City of New York, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—7-15 7th avenue, east side, 48 ft. south of West 12th street (1st floor); (Block 607, part of Lot 1), Borough of Manhattan.

546-53-A

APPLICANT—Ingram S. Carner, for Schurman Silk Dyeing Corp., owner.

SUBJECT—Application July 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1022-1024 Myrtle avenue, south side, 81 ft. 1½ in. east of Sumner avenue (Block 1585, Lot 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 23, 1954, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision; then to April 27, 1954, to obtain information as to the action of the Board of Estimate on its calendar of March 25th, Cal. No. 199, on the proposal of the City Planning Commission to change the zoning to G-1; and also to ascertain from the Department of Housing and Buildings as to what has happened and the reasons therefor for filing revised plans and particularly the issuance of a permit for excavation which the Board is advised is now being carried on.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent)

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ent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

Laid over from March 30, 1954, to April 27, 1954; the applicant has filed a correct affidavit as to ownership.

731-30-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Morris Rosenberg, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit rearrangement of curb cuts, storage tanks and dispensing pumps.

PREMISES AFFECTED—193-203 Central avenue and 1288-1294 Myrtle avenue, southeast corner and 107 Stockholm street (Block 3244, Lots 4 and 6), Borough of Brooklyn.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

842-53-BZ

APPLICANT—Maxfield Blaubeux, for Norma and Irma Greystone, owners.

SUBJECT—Application November 25, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the demolition of existing one car garage, and the erection and maintenance of a two car garage nearer to the side and rear lot lines than is permitted, and using more than the area permitted, for residence and garage.

PREMISES AFFECTED—660 East 17th street, west side, 80 ft. 4½ in. south of Foster avenue (rear building); (Block 5237, Lot 103), Borough of Brooklyn.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district,

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the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 27, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

189-54-A

APPLICANT—M. Martin Elkind, for White Castle System, Inc., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—440-446 Utica avenue and 935 East New York avenue, northwest corner (Block 1430, Lot 34), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the

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parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision; hearing closed.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision by the Board; hearing closed.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision.

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application reopened April 6, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened February 24, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a new addition to existing amusement center building, with illuminated business sign on building.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65 and part of Lot 73), Borough of The Bronx.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

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SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whitier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

650-53-A

APPLICANT—Julius Eckmann, for Marguerite Corp., owner.

SUBJECT—Application August 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

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PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h

of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple street, (Block 5153, Lot 1), Flushing, Borough of Queens.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a

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term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 18, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4 $\frac{5}{8}$ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D. V. M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 6, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 23, 1954, were approved as printed in the Bulletin of March 30, 1954, Vol. 39, No. 13.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons' motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: Abraham Wilson, David Robbins, Bertram Boardman, N. G. Karas, Samuel A. Brody, Richard A. Abramson, Samuel Brenner and Edw. Hoffman, Park Dept.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.
SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.
APPEARANCES—
For Applicant: H. M. Cole.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. in conjunction with Cal. No. 861-48-BZ—Vol. II.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.
SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and R. S. Hardy.
For Opposition: David Schwartz and Ben Cappadora.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.
SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.
PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for applicant to advise Board re proposed tenant.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.
SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 21 of the zoning

resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for applicant to file revised plans showing additional means of exit from the cellar and a sprinkler system.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.
SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—9108-9110 5th avenue, west side 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.
APPEARANCES—
For Applicant: Sidney H. Kitzler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for revised plans in conjunction with Cal. No. 665-53-BZ.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.
SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to April 20, 1954, at 10 A. M. for further consideration.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.
SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.
PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh and Jack Dorf.
For Opposition: Frank S. Parlin and Robert Booth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a term of twenty years, a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Herbstman, Theresa Pacciano, Nettie Kerness, Lillian Charlestoy, Gertrude Krieger, Mrs. R. Cappetta, Mrs. L. Ames, Mrs. I. Bonavoglia, Helen Bradwein, Joseph Marcus, Bernard Krieger and Pasquele Caputo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Caesar Nobiletti.

For Opposition: Isador Lublin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Jack Romer.

For Opposition: Bessie Padover.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8) and 42-05 Main street, southeast corner of Maple street (Block 5135, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Bruce D. Manson, Sidney Leviss and James Tisdale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Isaacs and Elly L. Pryluck.

For Opposition: Annie Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46 and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: Vincent J. Paga, Herman Siegel, Frank A. Salvato, Jr., M. J. Jardin, Frank J. Lupis, Harry Helfand, Placido Giusto, Emily L. Collom, Josephine Jardin, R. Angiolino, Nicholas Augusta, J. Pinto, G. Meeber and Morris J. Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed, no further argument.

467-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. J. A. Holding Corp., owner.

SUBJECT—Application June 9, 1953—(decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and warehouse using more than the area permitted, for a term of twenty years.

PREMISES AFFECTED—71-79 Macombs place and 248-260 West 153rd street, southwest corner (Block 2038, Lot 12), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: I. H. Unger.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice after public hearing and inspection.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Vic-
tor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the
borough superintendent) under section 21 of the zoning
resolution, to permit in a residence use, E 1 area district,
the erection and maintenance of a synagogue and com-
munity center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boule-
vard, south side, from Beach 134th to Beach 135th streets,
195 Beach 134th street and 196 Beach 135th street (Block
774, Lot 1), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.
For Opposition: Charles Fier.
For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application withdrawn to comply.

THE VOTE TO MOVE FORWARD THE DATE OF DECISION—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application
on March 2, 1954 after due notice by publication in the Bul-
letin; laid over to March 23, 1954, for inspection and
decision; then to April 27, 1954, to obtain information as
to the action of the Board of Estimate on its calendar of
March 25th, Cal. No. 199, on the proposal of the City Plan-
ning Commission to change the zoning to G-1; and also to
ascertain from the Department of Housing and Buildings
as to what has happened and the reasons therefor for filing
revised plans and particularly the issuance of a permit for
excavation which the Board is advised is now being carried
on; and

WHEREAS, the district maps accompanying the zoning
resolution show that the site, Rockaway Beach boulevard,
Beach 134th street and Beach 135th street are in a residence
use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent,
dated August 27, 1953 and corrected December 18, 1953, act-
ing on N.B. Applic. 3334-53, reads:

"1. The area covered by this proposed building is
contrary to Art. 4 Sec. 14A(d) (Sec. 15(c)) of the
Zone Res."

and

WHEREAS, the applicant states that the premises consist
of a plot 200.64 and 116.16 ft. frontage by 71.96 ft. in depth,
irregular, on which is a vacant dwelling, to be demolished;
that it is proposed to erect a building 175 ft. front by 71.96
and 116.16 ft. in depth, one and two stories, 38 and 42.5 ft.
in height, of class 1 construction, to be used as a synagogue
and community center; and

WHEREAS, the applicant contends that the owner pur-
chased this property for the purpose of erecting a synagogue,
school and community center; that the proposed building

would be of class 1, fireproof construction; that the build-
ing, as planned, exceeds the area permitted by the zoning
resolution; that under the zoning resolution the building
may occupy 12,606 sq. ft. on the 1st floor but the building
as proposed would occupy approximately 13,425 sq. ft. on
the 1st floor; that therefore at the first floor level the area of
the proposed building is approximately 819 sq. ft. in excess
of the allowable area, which is about 4% of the total area
of the property; that the many purposes of the community
centre require that the building have two stories above grade
for their proper functioning; that the area of this portion
of the building, as planned, at the 2nd floor, is approximately
5400 sq. ft.; that the total area permitted under the zoning
resolution at 18 ft. above grade is 7244 sq. ft., and there
thus remains but 1844 sq. ft. for the balance of the building
in order to stay within the allowable area; that because of
the requirements of the ritual to be followed in the syna-
gogue and because of design requirements, it is essential
that the ceiling height of the entire auditorium be greater
than would thus be permitted; that it is therefore requested
that the Board grant permission to build this structure as
proposed with areas in excess of those permitted under the
zoning resolution; and

WHEREAS, the premises and area have been inspected by
a Committee of the Board; and

WHEREAS, this is a request to move forward the date of
decision of the Board, the application having been laid
over to April 27th at the meeting of March 23rd, at which
there was no appearance by the applicant; and

WHEREAS, on March 23rd, to which date the application
had been laid over for decision after a full hearing on March
2, 1954, and in the absence of the applicant the Board laid
this matter over to April 27th at the request of the objectors
to await the decision by the Board of Estimate on changes
of area zoning from E1 to G1 upon recommendation of the
City Planning Commission; and

WHEREAS, a request to withdraw this application was re-
ceived in a letter dated March 11th, which was followed by
another letter dated March 16th, asking that the previous
request of March 11th, be disregarded, and a new request has
been received dated March 29th, requesting the withdrawal
of the application before the Board; and

WHEREAS, the representatives of the objectors and the
applicant were notified as to the matter to be considered on
April 6, 1954; and

WHEREAS, during the pendency of the consideration of
the application, the Borough Superintendent issued an exca-
vation and foundation permit which was later cancelled after
excavation had been partly completed; and

WHEREAS, the applicant had been advised that a more
complete examination by the Department was required but
no revised list of zoning objections have been filed.

Resolved, that the application be and it hereby is *withdrawn*
to comply.

550-19-BZ—Vol. II

APPLICANT—H. M. Cole for Cole and Liebmann, Sea-
farers Building Corp., owner.

SUBJECT—Application, October 13, 1953, reopened Novem-
ber 4, 1953—(decision of the borough superintendent)
under sections 7f and 19A(j) of the zoning resolution, to
permit in a business use district, the change in occupancy
from garage for more than five motor vehicles to storage
and office building, and to permit the maintenance of exist-
ing gasoline tank and pump, with a loading door nearer
to intersection than is permitted.

PREMISES AFFECTED—615-619 4th avenue, northeast
corner of 18th street (Block 631, Lot 1), Borough of
Brooklyn.

APPEARANCES—

For Applicant: H. M. Cole.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 4, 1953 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, B area, class 1½ height district; 18th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 4, 1953 acting on Alt. Applic. 2444-53, reads:

"1. Proposed maintenance of existing gasoline pump in a storage and office building (formerly a public garage) is contrary to Art. II, Sec. 4(a), subdiv. 46 of Zoning Resolution.

2. Proposed loading door within fifty feet of an intersection is contrary to Art. IV, Sec. 19A, subdiv. h-3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.2 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. front by 100 ft. in depth, one story, 12 ft. in height, of class 3 construction, formerly used as a garage for which certificate of occupancy No. 5752-20 has been filed; that it is proposed to change the use of the building to storage and offices; that the building is to be used for the purpose of receiving, storing and handling of various supplies and equipment in connection with the administration of the Seafarers International Union hall which is located nearby at 675 Fourth avenue; that the union hall building has no cellar and the large volume of supplies and equipment essential to its proper administration requires a large floor area; and

WHEREAS, the applicant contends that although it would have been desirable to have such space within the union hall building, there was no alternative but to find another building for this purpose as close to the hall as possible; that the Seafarers International Union purchased this building on May 7, 1953 for this particular purpose; that it is proposed to leave the existing garage door opening and curb cut on fourth avenue undisturbed and to have the trucks drive into the building for purposes of loading and unloading supplies and equipment; that almost all trucks used in handling these supplies are owned and operated by the Union; that it is proposed to retain the existing gasoline tank and pump adjacent to the truck entrance and to enclose it with a masonry partition and fireproof, self-closing door, having a louver with a fusible link damper; that the pump will be used to dispense gasoline solely to the trucks owned and operated by the Union and will not be used for the sale of gasoline; that there will be no vehicles stored within the building; that the office space included within the building is to be used for the personnel employed in the administration and operation of the storage building; that there are no structural changes proposed to the exterior of the building; that due to the deterioration of the face brick and the stone trim, the street fronts and the east lot line wall, for a distance of 10 ft. from the building line, have been covered with cement stucco; that since the proposed change will not be detrimental to the public welfare and safety, it is requested that the Board consider the facts in this application and grant the appeal; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19, Subdivision j, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A, Subdivision j, as to objections 1 and 2 to permit the continuance of the use as previously permitted by the Board under Vol. I, of Cal. 550-19-BZ, and to permit loading and unloading in the existing opening to the premises on 4th avenue, as proposed and as indicated on plans filed with this application marked "Received October 13, 1953" (3 sheets), on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws and rules applicable thereto; that the gasoline service equipment may be maintained inside the building for private use only as proposed, provided it is enclosed in a compartment, as indicated on such plans; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

873-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein and Cumberland Garage, Inc., owners.

SUBJECT—Application October 28, 1953 (decision of the borough superintendent), under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and extension of existing gasoline service station (previously granted by the Board), to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner (Block 11214, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 24, 1953 subject to regular procedure, to consider extension of area and reconstruction; and

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1953 acting on N.B. Applic. 3622-53, reads:

"1. Proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, offices and sales, parking and storage of motor vehicles on a lot in a local retail use district is contrary to Art. 2, Sec. 4C of the Z.R. and the Resolution of the Board Cal. #873-25 B.Z.

2. Proposed curb cut less than 75' to a residence use district is contrary to Sec. 7-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 143.88 ft. frontage by 100 ft. in depth, irregular, on which is located a gasoline station on the original site (61.65 ft. by 100 ft. irregular); that as of July 25, 1916 the premises were in a business use district and a class 1 height district; that the present use designation became effective on

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January 21, 1947 and the present height designation became effective on June 30, 1952; that the premises are presently developed with a gasoline station having a frontage of 61.65 ft. on Springfield boulevard and 122 ft. on 113th avenue consisting of four 550 gallon gasoline tanks, four approved type gasoline pumps and a 30 ft. by 32 ft. building containing office and lubritorium; that the plot is also developed with two open grease pits and an open lift; that there are no permits or certificate of occupancy for this use, although the fire department issued Alt. 1227 of 1925 for a gas station; that it is proposed to extend the gas station to a frontage of 143.88 ft. on Springfield boulevard and 100 ft. on 113th avenue; that it is also proposed to install nine 550 gallon gasoline tanks and four gasoline pumps; that the contemplated accessory building will have a frontage of 65 ft. and a depth of 30 ft., will be one story in height, of class 3 construction and contain the conjunctive uses of car wash, lubritorium, minor auto repairs, storage and office and sales; that a part of the open site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the new proposed development will improve the appearance of the community as the building will be modern in design and the gas pumps will be relocated to 10 ft. back of the building line in lieu of their present position on the building line; that the present open lifts will be removed and all greasing and servicing of cars confined to the new building; that the proposed parking and storage of motor vehicles on the site will relieve any parking situation arising from this type of business; that Springfield boulevard is a main auto artery leading across Queens and this, coupled with the fact that the present gas station has been in existence since 1925, makes the proposal in keeping and a required service at this point; that it is mandatory that the site be redeveloped at this time in order to render a more efficient service to the public; that in view of the fact that this gas station was previously granted by the Board it cannot affect the area adversely; that at the present time there is a gas station in the same block on lot No. 9, so that the part of the site that is now proposed to be used for the extended gas station in question, is situated between the gas station above mentioned and the present gas station on the site in question, and it would therefore be unadaptable for any other use; that there are no curbs on either Springfield boulevard or 113th avenue at this time and the contemplated redevelopment will establish curbs or curb cuts; that the proposed curb cut on 113th avenue is required for efficient operation of the redeveloped gas station and will not have a greater effect on the residential aspect of 113th avenue than the various curb cuts required for the garage of the many dwellings; that this proposed curb cut is within 65 ft. of the residential zone in lieu of 75 ft. as required, and exceeds the allowable distance to a residential zone by 10 ft.; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and careful consideration has been given to the proposal to permit the legally existing gasoline service station to be rearranged and extended in area as indicated on plans filed with this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i, h & A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions c, i, h and 7A, to permit the rearrangement and extension of the gasoline service station, as permitted by the Board under Vol. I, under this calendar number, on December 15, 1925, substantially as proposed and as indicated on plans filed with this application marked "Received October 28, 1953," 4 sheets, *on condition* that all existing buildings and uses shall be removed and the enlarged plot shall be rearranged and reconstructed as indicated on such plans showing the proposed conditions; that the accessory building shall be faced with face brick; that there shall be no cellar under the

building; that pumps shall be erected not nearer than 15 ft. to the street building line of Springfield boulevard; that on the interior lot lines there shall be erected a woven wire fence not less than 5 ft. 6 in. in height, erected on a masonry base; that the proposed gas station shall not be extended into that portion of the plot within the residence use district and that portion of the plot shall be landscaped and maintained with proper planting material and with a curbing for protecting the sloping bank; that the number of gasoline tanks shall not exceed nine (9) 550 gallon tanks; that curb cuts shall be restricted to four, as shown, to Springfield boulevard and one to 113th avenue, where located, and herein permitted under Section 7, Subdivision A; that the sidewalks and curbing around the premises shall be repaired or constructed to the satisfaction of the Borough President; that the balance of the premises shall be paved with concrete or asphaltic pavement; that the pumps shall be of an approved low type; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the service lifts shall be of the hydraulic type; that under Section 7, Subdivision i, there may be minor repairing with hand tools only for adjustments and maintained solely within the accessory building; that under Section 7, Subdivision h, for a term of ten (10) years, there may be parking of motor vehicles awaiting service; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Springfield boulevard for a distance of not over 4 ft.; that at the intersection there shall be erected and maintained a block of concrete extending for a distance of approximately 5 ft. from the intersection and not less than 4 in. in height; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and that a certificate of occupancy shall be obtained.

275-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Henry J. Benisch and Charles E. Benison, owners (Ideal Steel Corporation, lessee).

SUBJECT—Application December 16, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy of five frame buildings from monument works to steel fabricating, welding, cutting, blacksmith shop and office, and to permit the continuation of building used as an engine room, and to permit the storage of structural steel in the open yards, for a term of fifteen years.

PREMISES AFFECTED—11-23 Autumn avenue, east side, 83 ft. 11¾ in. south of Jamaica avenue and 20-30 Lincoln avenue (Block 4108, part of lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Henry J. Benisch.

For Opposition: U. C. Cinci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 22, 1953 subject to regular procedure, to consider change of use on a portion of the premises; and

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site, Autumn avenue, Lincoln avenue and Jamaica avenue are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on Alt. Applic. 4690-53, reads:

"1. On a portion of a lot located partly in a business use district and partly in a residence use district, the proposed change in occupancy from "Monument Works" to "Steel Fabricating, Welding, cutting, blacksmith shop, office and storage of structural steel in open yard" is contrary to Art. II, Sec. 3 and Sec. 4(a) Subdiv. 4 of the Zoning Resolution.

Note: A portion of lot 4 was the subject of a conditional variance for gasoline service station under Cal. No. 275-37-BZ."

and

WHEREAS, the applicant states that the premises consist of part of a plot, 160 ft. 3¼ in. and 194 ft. 3 in. frontage by 175 ft. in depth, irregular, on which is located a gas station and a monument works; that the monument works portion is the subject of this application; that the site is now developed with five frame buildings of class 4 construction, one story in height and all inter-connected; that building No. 1 is 78 ft. 5 in. by 46 ft. 7½ in. building No. 2 is 18 ft. by 23 ft. 8 in.; building No. 3 is 38 ft. 7 in. by 65 ft. 11 in.; building No. 4 is 22 ft. 3 in. by 59 ft.; building No. 5 is 20 ft. by 25 ft. and building No. 6 is 78 ft. 5 in. by 46 ft. 7 in.; that buildings Nos. 1, 2, 3, 4 and 5 are used for monument work and building No. 6 is used as an engine room; that the open yards are also used for monument work; that these uses were established under Permit No. 8787-37 and N.B. 36 of 1897; that no certificate of occupancy has been issued and there is no permit for existing curb cut; that this application covers part of Lot No. 4, and the remainder of the lot which has a frontage of 72 ft. on Autumn avenue and 100 ft. on Jamaica avenue, is developed with a gasoline service station maintained under a variance granted by the Board under Cal. 275-37-BZ, Vols. I and II; that it is proposed to convert buildings Nos. 1, 2, 3 and 4 to steel fabricating, welding, cutting and blacksmith shop, building No. 5 to an office and to maintain the present use of engine room in building No. 6; that it is also proposed to store structural steel in the two open yards; and

WHEREAS, the applicant contends that inasmuch as the entire site now has a non-conforming use, it is proposed only to convert to another non-conforming use, so that the community will not be affected; that within the affected area and directly opposite the site on Autumn avenue, block 4107, lot 41 is developed with a public garage; that directly opposite the site on Lincoln avenue, block 4109, lot 91 is developed with a stone yard; that part of lot 4, immediately adjoining to the north, is developed with a gas station, and also immediately adjoining to the north, lot 14 is developed with a one-car garage; that lot 26 immediately adjoining to the south is developed with a loft and garage building; that these are all non-conforming uses so that the conversion as proposed would be entirely in keeping and in harmony with the affected area as it has developed; that also within the affected area, a cemetery occupies the entire frontage of the northerly side of Jamaica avenue; that in view of these facts it would be unfeasible to develop the site with a residence use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and careful consideration has been given to the former non-conforming use and the proposed non-conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4690-53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

447-41-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Samuel Thaw, owner.

SUBJECT—Application, December 2, 1953, reopened December 15, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7i of the zoning resolution, to permit in a business use district, the rearrangement of dispensing pumps, grease lifts, auto washing, and curb cuts, and to permit the addition of a welding room to motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, east side, 210.59 ft. south of Allerton avenue (Block 4433, Lots 23 and 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 15, 1953 subject to regular procedure, to consider rearrangement as to use, etc.; and

WHEREAS, a public hearing was held on this application on February 24, 1954 after due notice by publication in the Bulletin; laid over to March 23, 1954, for inspection and decision; hearing closed; then to March 30, 1954, for further consideration after applicant files revised plans; then to April 6, 1954, for applicant to file revised plans, as suggested; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and White Plains road is in a business use, B area, class 1½ height district; Allerton avenue is in business and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1953 acting on Alt. Applic. 1057-53, reads:

"1. The proposed locations of the gasoline pumps, grease lifts and auto washing and curb cuts are not the same as permitted by Cal. 447-41-BZ and are therefore contrary to it.

2. The proposed welding room in a business district is contrary to Sect. 4, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station, a non-storage garage, one story, 46 ft. by 30 ft., an auto repair shop 25 ft. by 81 ft. in depth, irregular, and the parking and storage of motor vehicles; that it is proposed to change the occupancy of non-storage garage to office, auto wash and grease lifts; that it is further proposed to add a welding room to existing motor vehicle repair shop at rear on easterly lot line; that it is also proposed to move the dispensing pumps back 10 ft. from the building line and rearrange the existing curb cuts; and

WHEREAS, the applicant contends that in 1941 under Cal. 447-41-BZ, an application was granted to permit further changes; that at that time the owner was in financial distress and was unable to proceed with the extension and was forced to allow the permission to lapse; that it was not until 1951 and 1952 that he proceeded with plans under N.B. Applic. 1107-51 to erect the existing one story structure 46 ft. by 30 ft. on the southerly portion of the premises as a non-storage garage for less than five cars; that certificate of occupancy No. 10414 was issued for this use; that curb cut permit BX-9388 was approved to extend the southerly curb cut; that there are at present filed with the previous application Cal. No. 447-41-BZ, curb cut permits Nos. 13665, 5967 and 3187, and also certificate of occupancy dated June 9, 1934 on Alt. Applic. 120-34 for auto repair and oil selling station; that this application is for permission to use the one story structure on the southerly section for car washing and grease lifts in conjunction with existing gas station, and to use a small room in the rear of the one story building at the northerly end for welding in connection with the auto repair shop; that this room, about 6 ft. by 6 ft., will be separated

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by fireproof partitions and a fireproof, self-closing door from the rest of the premises; that it is completely remote from the servicing functions at the front of the premises; that the gasoline pumps will be removed from their present location on the building line and relocated 10 ft. inside the building line; that the boiler room, located under the old office at the north, is no longer in use; that as the owner was unable to proceed with the former arrangement and as the changes of the pumps will be better for the operation of the gas station and the wash stand and grease racks will be in an enclosed structure, consideration of this application is requested for the proposed revision of the gas station and accessories; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1941, under Vol. I, under which no work was done, by adding thereto:

"that in the event the owner desires to rearrange the premises substantially as proposed and as indicated on plans filed with this application marked 'Received December 2, 1953' (3 sheets) and 'April 1, 1954' (1 sheet), such changes and additions may be made as proposed, under sections 7c and 7i, *on condition* that there shall be erected a masonry wall 5' 6" in height on the rear and side lot lines and to the street line where shown, to a total height of not less than 4 ft. and to permit the proposed welding shop within the rear building; that pumps shall be removed from their present location and located where shown, such pumps to be of a low approved type, located not nearer than 10 feet to the street building line of White Plains road; that the curb cuts now existing and stated to be subject to existing permits may be continued; that no further changes shall be made; that such portable fire-fighting appliances shall be maintained in the several buildings as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed three 550 gallon tanks; that signs shall be restricted to a sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard to the south where shown, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

285-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Theodore Tan-nor, owner.

SUBJECT—Application, December 8, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the extension in area of plot to provide additional parking of cars waiting to be serviced on gasoline service station under construction.

PREMISES AFFECTED—30-14 34th avenue and 34-02 to 34-06 31st street, southwest corner (Block 607, Lots 28 and 29), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: L. R. Colman and Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider extension in area; and

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 34th avenue and 31st street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 2, 1953 acting on amendment to N.B. Applic. 7094-51, reads:

"1. Increased area of plot to provide for additional parking of cars awaiting service in conjunction with uses permitted in B.S.A. Resolution Cal. #285-52-B.Z. must be resubmitted to the Board for approval."

and

WHEREAS, the applicant states that the premises consist of a plot, 65.09 ft. frontage by 110 ft. 10 in. in depth, on which is being constructed a gasoline service station; that it is proposed to add a plot 30 ft. front by 40 ft. in depth to existing gasoline service station; to be used for the parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that in connection with the gas station on lot 29 of the subject premises, heretofore approved by the Board and for which construction plans were approved on July 28, 1953, that the gas station has been practically completed in accordance with the terms and conditions of the resolution; that the owner is desirous of using an adjoining parcel directly to the west, which has a frontage of 30 ft. and a depth of 40 ft. (now known as lot 28), as an entrance to the gas station, and to provide additional facilities for cars to be parked from time to time; that no construction work is proposed for this plot except that the wall originally designated for the westerly lot line of lot No. 29 will be built at the westerly line of lot No. 28, along with a wall at the rear of said lot No. 28; that no changes of any kind are proposed to the gas station proper, all tanks and pumps being located as originally designated; that the portion which is to be used for parking is legally permitted to have parking inasmuch as these premises are in a business district, and the addition will serve to improve the appearance of the gas station and will provide additional area for movement of cars and will help to avoid possible traffic congestion; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1952, as amended by resolution approving working drawings on July 28, 1953, to permit the extension of area by the addition of lot 28, as proposed and as indicated on plans filed with this application, marked "Received December 8, 1953" (4 sheets) and "January 21, 1954" (1 sheet) *on condition* that the proposed extension of area shall be used only for parking of cars awaiting service similar to that permitted in the resolutions above cited; that a wall shall be constructed on the interior lot lines to a height of 5 ft. 6 in. and shall be carried to the street line, as required in resolution above cited, except that within ten feet of the street line the wall may be reduced to an average of 4 feet; that lot 28 shall be surfaced similarly as required for lot 29; that an additional curb cut may be permitted where shown to a width of 25 feet, but located not nearer than 5 feet to the side lot line as extended; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.

329-53-BZ

APPLICANT— Henry Nordheim, for Catherine DeMasi, owner.

SUBJECT—Application April 28, 1953 (decision of the borough superintendent), under sections 7e and 21 of the

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zoning resolution, to permit in a residence use district the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69 to 72, inclusive), Borough of the Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative—Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Virginia avenue are in a residence use, E-1 area, class 1 height district; Bruckner boulevard is in residence and local retail use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1953 acting on amendment to Alt. Applic. 221-53, reads:

"1. Used car lot in a Residence Use District is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. and 100.31 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to use vacant plot as a used car lot with a curb cut fronting on Virginia avenue; and

WHEREAS, the applicant contends that the land is swamp land and to date partly filled in by the owner; that the remaining part has not yet been filled in along the rear lot line; that it required many tons of earth to bring the plot to street level until there was no further settlement; that it is proposed to surface the entire plot with crushed trap rock and a suitable binder to present a dustless surface; that the subject plot adjoins the plot on the northeast corner of White Plains road and Bruckner boulevard, which is occupied as a used car lot; that on the northwest corner of White Plains road there is a gas station fronting on Bruckner boulevard, and on the southwest corner of Bruckner boulevard and White Plains road, in block 3671, lot 50, there is another gas station; that block 3677, approximately the southeast corner and extending east along Bruckner boulevard for more than 400 ft., has a commercial recreational development with hot dog stands, lunch rooms, a baseball field, golf course and general amusement paraphernalia; that a used car business on the proposed plot will not degrade the district any more than the activity on the south side of Bruckner boulevard; that under section 7e the Board is empowered to grant for a stated term of years, uses not in conformity with the requirements of the zoning resolution which apparently leaves the Board to act without limitations; that under section 21 the Board may grant where undue hardship exists and in this respect, as previously stated, the soil conditions being swamp land, nothing in a residence category could be built without piling and such an operation would be too costly even for private apartment house construction; that the owner of this plot is the same who developed the used car lot in block 3732, lots 3 to 6 and proposes the same type of lighting posts and frame office; and

WHEREAS, the applicant states that the use district was changed from business to residence April 26, 1945; that the height district was changed from 1½ to 1 on April 26, 1945 and the area district was changed from B to D and E April 26, 1945; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, to permit the occupancy of the vacant plot for a temporary term of two (2) years, substantially as proposed and as indicated on plans filed with this application marked "Received April 28, 1953," 2 sheets, as a lot for the sale of used cars and for no other use; that the entrance to the premises may be permitted from Virginia avenue, as shown on such plans, with a curb cut not over 10 ft. in width; that on the interior lot lines there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that signs may be permitted for a similar lot in the restricted retail district; that the plot shall be leveled and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be a building not over 150 sq. ft. in area, not over one story in height, which may be of frame, solely as an office for the operator of the premises in connection with the sale of used cars only; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

401-53-BZ

APPLICANT—Henry Nordheim, for Max Donner, owner.

SUBJECT—Application May 22, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner boulevard and 1003 Underhill avenue, northwest corner (Block 3731, Lots 1 and 75), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard and Underhill avenue are in a residence use, D and F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1953 acting on Alt. Applic. 380-53, reads:

"1. Proposed sale of used cars in a residence use district is contrary to Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 189.89 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for the sale and display of used cars; and

WHEREAS, the applicant contends that the subject property is swamp land and is at present being filled in so as to create a surface on a level with Bruckner boulevard; that when no further settlement takes place it is then proposed to surface the entire plot with crushed trap rock and a

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suitable binder to present a dustless surface; that there are only 8 dwellings within a 500 ft. area and this is largely due to the fact that most of the area north of Bruckner boulevard is swamp and under water most of the time; that within the affected area there are two gas stations and a used car lot; that the construction of small dwellings is out of the question for support of a building piling would be required and that factor would be too costly for even privately constructed multi-family dwellings, and therefore occupying a small plot for the sale of used cars temporarily, would not be any detriment to the district, for only government subsidized construction could appropriate such land; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted for a temporary period of two (2) years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of two (2) years to permit the premises to be occupied for the sale of used cars and for no other use, substantially as proposed and as indicated on plans with this application marked "Received May 22, 1953," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of the adjoining streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings therein except one opening to Bruckner boulevard not over 10 ft. with a curb cut not over 10 ft. in width where shown; that signs shall be restricted to such signs as may be permitted for a similar lot and use when maintained in a restricted retail district; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building not over 150 sq. ft. in area, and not over one story in height, which may be of wood, as an office for the operator of the sales car lot and for no other use; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

454-53-BZ

APPLICANT—Larry Meltzer, for Charles Meineke, owner (Wolf Sportswear Shop, lessee).

SUBJECT—Application June 10, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—1237 Avenue U, north side, 80 ft. west of East 13th street (Block 7317, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Abraham Wolf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 13th street are in residence and business use, D area, class 1 height districts; Avenue U is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 29, 1953 acting on Alt. Applic. 2886-52, reads:

"1. On a lot located partly in bus. use district and partly in a residence use district the proposed extension of the bldg. to occupy all the area within the bus. use portion is contrary to Art. IV, Sub. 14 and Sub. 19(e) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a building 20 ft. front by 68 ft. on 1st floor, 45 ft. on 2nd floor, one and two stories, 12 ft. and 22 ft. in height, of class 3 construction, presently used as a store on 1st floor and one family dwelling on 2nd floor, for which certificate of occupancy No. 21950 has been issued for store and two families, and has been filed; that it is proposed to extend the building on the 1st floor 32 ft., one story in height, of class 3 construction, to be used by present retail store; and

WHEREAS, the applicant contends that the premises has been in the same ownership since 1923 and due to business volume it has been found necessary to extend the building for a depth of 32 ft. to the rear line of the business zone, leaving the 5 ft. in the rear unbuilt upon; that the extension as proposed exceeds the allowable area by 233 sq. ft. but inasmuch as the extension is only one story in height and the 2nd story of this building and the adjoining building are but 45 ft. deep, the erection of this proposed extension will in no way affect block light and ventilation; that lot 49 and lot 40 in block 7317 are built up 100 ft. and 105 ft. respectively; that lots 2, 5 and 10 in block 7345 have buildings on their sites occupying 100% of the depth of the lots; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the extension of area, substantially as proposed and as indicated on plans filed with this application marked "Received June 11, 1953," 3 sheets, "January 14, 1954," 1 sheet, and "March 29, 1954," 2 sheets, *on condition* that the extension shall be as proposed on such revised plans marked "Received March 29, 1954", and that there shall be a yard at the rear as shown with a door opening thereto; that such yard shall be properly paved, and substantial fences shall be maintained, as the Borough Superintendent may approve, on the rear or side yard lines of such yard; that there shall be no windows opening in the side walls to adjoining premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

714-53-BZ

APPLICANT—Jerome W. Perlstein, for J.M.J. Homes, Inc., owner.

SUBJECT—Application October 5, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of an existing dwelling without the required setback from street line.

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PREMISES AFFECTED—145-24 Hook Creek boulevard, northwest corner of 147th avenue (Block 13601, Lot 46), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein and Gerald Salpoff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for investigation as to widening of 147th avenue, inspection by committee and decision by Board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 147th avenue are in a residence use, E-1 area, class 1 height district; Hook Creek boulevard is in residence and manufacturing use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1953 acting on N. B. Applic. 3298-52, reads:

"1. The offsets from the 147 Ave. B. L., is contrary to Art. 4 Sec. 15A(d) of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 42.79 ft. and 140.98 ft. frontage by 135.48 ft. and 40.62 ft. in depth, on which is located a dwelling 26 ft. front by 36 ft. 6 in. in depth, irregular, one story, 19 ft. in height, of class 4 construction; that it is proposed to maintain the existing dwelling; and

WHEREAS, the applicant contends that at the time the new building application was filed, the zone was D; that the zone was changed to E-1 June 30, 1951 and the plans were approved in error according to the D zone; that after the footings were laid and the forms for the foundation were built up, the owner brought the matter to the attention of the Department of Housing and Buildings, Queens, and the error was realized and the new building application was then revoked; that the builder then requested from the borough president's office that the proposed street adjoining the property concerned be eliminated so that the proposed dwelling could comply to the new E-1 zone requirement of a 10 ft. side yard; that the request was denied but it was decided and agreed that the lines of 147th avenue could be shifted southerly so that there will be at least 10 feet clearance between the street lines and the proposed buildings on each side; that an alteration map to accomplish this had been ordered; that on the basis of the alteration map No. 3630, dated December 22, 1952 which provided for shifting the lines of the street a maximum of about 5 ft. southerly in order to accommodate the development of the abutting property for residential purposes, the new building application was reinstated and the builder proceeded to construct the dwelling; that in a report from the City Planning Commission which was approved May 6, 1953 under Cal. No. 41, it was stated that the slight shift in the street lines of 147th avenue was requested by the developer of a small group of single family dwellings which will front on Hook Creek boulevard in order to meet the zoning setback requirements of the established E-1 area district for a dwelling to be located at the northwesterly corner of 147th avenue and Hook Creek boulevard; that the proposed change will have no adverse effect in traffic conditions when this section of 147th avenue is improved; that after the building was completed, a final survey was filed and disapproved because, contrary to all assurances made to the builder, sufficient sideyard bordering 147th avenue were not provided for and as per the final survey it was short from 1 ft. 2 in. to 10 in.; that in the meantime, the house had been sold but the final sale is being

held up pending the issuance of a certificate of occupancy; that the mortgage has been withheld and the builder cannot realize his initial investment unless he obtains the certificate of occupancy; that in view of the foregoing facts, it is requested that this application be granted to permit the present setback as shown on plot plan from 147th avenue in lieu of the required 10 ft. setback in an E-1 zone; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, only as to the width of the sideyard next to 147th avenue to the south, and permitting such side yard to be maintained as proposed and as indicated on plans filed with this application marked "Received October 5, 1953," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the zoning resolution, and in all other respects with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed and a certificate of occupancy shall be obtained within six (6) months from the date of this resolution.

721-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfour Properties, Inc., owner.

SUBJECT—Application September 30, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—1445-1455 Remsen avenue and 9001-9011 Avenue L, northeast corner (Block 8236, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Morris J. Stein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; applicant to submit information re property taken over by city for tax liens; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Remsen avenue and Avenue L is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1953 acting on N.B. Applic. 1006-53, reads:

"1. The construction of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales and parking and storage of motor vehicles in a residence use district is contrary to the Zoning Res., Art. II. Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in a business use district and was changed to its present use designation on

MINUTES

August 14, 1943; that it is proposed to erect a modern gasoline service station consisting of eight 550-gallon gasoline storage tanks and five pumps; that the contemplated accessory building will have a frontage of 45 ft., a depth of 27 ft., one story in height, of class 3 construction and contain conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage; that a part of the site will be reserved for parking and storage of motor vehicles; that the accessory building will be of colonial design with brick facades and peaked roof, which will be in keeping with the area; that a 5 ft. 6 in. high brick and steel picket fence will be erected along interior lot lines and a 5 ft. wide planted and landscaped area will be maintained along the same lot lines to afford adjoining lots additional light and ventilation and act as a buffer; that the proposed provision for parking of cars on the site will alleviate any parking problem that may arise due to the nature of the proposal; and

WHEREAS, the applicant contends that the premises have been in the family of the present owners since 1914, before the enactment of the zoning ordinance, and at which time the proposed gas station could have been erected; that the property had been sold but reacquired by the present owner because the buyers were unable to meet mortgage payments, therefore demonstrating that the premises could not be developed with a conforming use; that Remsen avenue is a very highly trafficked auto lane and as such the proposed gas station is in keeping at this point; that there are no other gas stations in the immediate affected area and the large home development in the area makes the proposal a required service; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommend that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1006-53, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application November 4, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th street to East 214th street, 1165 East 213th street and 1174 East 214th street (Block 4708, Lots 9 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Elwood place are in a residence use, C area, class 1 height district; East 213 street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated November 2, 1953 acting on amendment to Alt. Applic. 238-53, reads:

"1. In a Residence District the Parking and Storage of Motor Vehicles is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. and 168.97 ft. frontage by 168.97 ft. in depth, presently vacant, and being used for parking and storage of motor vehicles, for which violation No. 2-77 was issued August 1, 1953; that it is proposed to permit the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that originally the parking on this block started on the Boston Road frontage, from Wilson avenue to East 213th street, as granted by the Board under Cal. 92-41-BZ; that this continued on lot No. 1 until late 1947 when that lot was sold; that on March 2, 1948 an application was filed to move the parking to lot No. 4 under Cal. 166-48-BZ, which was granted by the Board; that this was a triangular plot on the north side of East 213th street, 46.80 ft. west from Boston Road and extended to Elwood place and through to East 214th street; that this lot was used for parking until June 19, 1953, at which time the variance expired; that on February 24, 1953 two owners exchanged plots of land in order that what is now lot 9 and lot 70 would be a right angle plot of land, and it is on these two lots that the owner desires a variance in order to continue the parking and storage of pleasure cars for a period of two years; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted for a temporary term to permit the parking of motor vehicles of the pleasure car type only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision h, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, *on condition* that the plot shall be leveled substantially to the grade of adjoining streets and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that openings to the premises shall be restricted to one to 214th street with a curb cut not over 15 ft. in width; that proper aisles shall be maintained for easy entrance and exit at all times; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be maintained a building solely as an office and shelter for the attendant, provided such building does not exceed 100 sq. ft. in area, nor one story in height, and which may be of frame; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence at the entrance and shall not extend beyond the building line and shall not be illuminated, with an area of not over 25 sq. ft. to advertise the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owner under contract, Wasoff Oil Burner & Service Co., Inc.).

SUBJECT—Application November 9, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

MINUTES

PREMISES AFFECTED—466-468 West 152nd street, south side, 175 ft. east of Amsterdam avenue (Block 2066, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 2, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 152nd street and Amsterdam avenue are in residence and business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 17, 1953 acting on Alt. Applic. 1549-53, reads:

"1. The repairing & storage of oil burners & parking of 10 motor vehicles, located in a residence use district constitutes an extension of a non-conforming use and is therefore contrary to Art. II, P. 3, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 11 in. in depth, on which is located a building 50 ft. front by 95 ft. in depth, two stories, 30 ft. 5 in. in height, of class 3 construction, used as a storage garage; that it is proposed to use the structure for the storage of oil burners and parts and to permit the storage of owner's ten motor vehicles; and

WHEREAS, the applicant contends that the present owners have contracted to sell the premises to Wasoff Oil Burner & Service Co., who are engaged in the oil burner business for the servicing and installation of oil burners; that the prospective owners desire to occupy these premises for the storage of oil burners and parts, including their 10 motor vehicles used in connection with their business; that the various floors will be used as follows: cellar—storage of oil burners; 1st floor—storage of 10 motor vehicles; 2nd floor—storage of oil burners and parts and offices; that there will be two men employed upon the premises who will be engaged occasionally to test and check new oil burners before delivery; that there is presently no certificate of occupancy, as application to build the garage was filed May 18, 1916 and work was begun on June 21, 1916, prior to the adoption of the zoning law of July 25, 1916; that the building is 50 ft. by 95 ft. in size, two stories, 30 ft. 5 in. in height; that the 1st and 2nd floors are of class 1, fireproof construction and the roof is of class 3 non-fireproof wood construction; that the proposed use will be a great improvement over the existing use in that the existing 550 gallon gasoline storage system will be discontinued, thereby eliminating the fire hazard; that there will be less crossing of the sidewalk by motor vehicles and no motor vehicles will enter or leave the premises during the night; that no changes will be made to the exterior of the building; that the entire front of the building will be steam cleaned and painted and no electric signs will be placed upon the building; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and it was noted that the existing non-conforming building was erected, as stated before the Zoning Resolution was adopted, and recommends that the application be granted for the new use as proposed, subject to certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of five (5) years, to permit the existing building and premises to be occupied as proposed for repairing and storage of oil burners and the storage of ten (10) motor vehicles belonging to the oil burner operator and used in his business, substantially as proposed and as indicated on plans filed with this application marked "Received November 9, 1953," 5 sheets, and "January 18, 1954," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign on the front of the building advertising the business carried on, provided such sign does not extend beyond the building line and does not exceed 15 sq. ft. in area; that the building shall not be increased in height or area; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

Adjourned: 3:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 6, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

325-50-SM

APPLICANT—Walter Balfour and Co., Inc., owner.

SUBJECT—Application April 8, 1950—Balfour Fire Door (three hour test Rolling Steel Door).

APPEARANCES—

For Applicant: Rudolph Aronson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 325-50-SM

March 10, 1954

Subject: Balfour Fire Door, 3 Hour Test Rolling Steel Door, approval of.

Walter Balfour & Co., Inc., owner-manufacturer filed an application with the Board of Standards and Appeals for approval of Balfour Fire Door 3 hour test rolling steel door under the provisions of C26-178.0.b, C26-610.0 and C26-660.0 Administrative Building Code.

Purpose

A rolling steel fire door designed for the protection of openings in interior and exterior walls.

Description

The door comprises a curtain of the slat pattern, wall guides, counterbalance mechanism brackets, hood, operating and automatic mechanism. The door was mounted on the face of the wall lapping the edges of the opening at the sides and top, and in the closed position the bottom bar of the curtain rests on the sill. The door was operated by means of a chain, crank or handle (push-up, pull-down type) and

MINUTES

is closed automatically by the operation of a release mechanism which includes fusible links. The door is intended for use in the protection of openings not exceeding 120 sq. ft. in area for interior and exterior openings, not shutters, with neither width or height exceeding 12 ft. where it is not subject to damage by falling beams or floors or where the opening is not used for emergency exits. The curtain is made of #20 USS gauge galvanized steel slats. The upper edge of the curtain is attached to rings secured to the barrel and the bottom slat to the bottom bar. A special support secured to each vertical edge of the curtain is employed to support the curtain above the bell mouth of the guides. The edge guards were made of malleable iron and secured to the edge of each slot. The bottom bar was made of two steel angles which were fastened to the bottom slot reinforced with $\frac{1}{2}$ by 1 in. steel strip. Each guide assembly was made up of a main angle in contact with the wall, and a channel forming a groove to receive the edge of the curtain. The leg at right angles to the wall was secured to the channel by bolts passing through the vertical slotted holes. Each bolt was provided with a fiber and a stub washer. Each guide was attached to the wall by $\frac{3}{8}$ in. through bolts installed in the leg of the main angle in contact with the wall. Bolts were installed in vertically slotted holes and a fiber and a steel washer being provided at each bolt. The bolts for attaching the guides in position for the height of the opening were spaced not exceeding 18 inches centers and 6 in. from the bottom. A stop was provided on the bottom bar to limit the upward travel of the door in open position.

The door was operated by chain crank and handle and was of the automatic design. The chain-operated automatic mechanism was constructed and installed as specified. Automatic doors are provided with a governor in order to retard the descent of the curtain in case of fire and to reduce the impact of the curtain on the sill where the door is operated at regular intervals in the field. The counterbalancing mechanism comprises a barrel, shaft, spring and necessary attachments for these members. The shafts are made of steel installed in the barrel. They are supported in the barrel and at each end by two brackets, which are attached to the wall by three $\frac{3}{8}$ in. bolts to each bracket. Within the barrel are the steel springs of such size as to counter balance the curtain. Each bracket was made of steel plates of such form as to support the shaft, coil and hood and to close the end of the hood. The hood is made of #24 USS gauge galvanized sheet steel formed to fit the brackets and attached thereto. The upper edge was secured to the wall by steel expansion bolts. The hood was provided with a flame stop, suspended away from the curtain during regular operation by fusible links.

Inspection and Test

Fire and hose stream tests were conducted on this door at the Underwriters Laboratories Inc., Chicago, Ill., on December 18, 1953; present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Walter Balfour and Rudolph Aronson representing the applicant. The door was mounted on a 10 inch wall. After the panel on which the door was mounted was drawn into position the fire was started in the furnace exposing one face of the door to gas flames controlled in accordance with the Standard Time Temperature Curve. This exposure to fire was continued for 3 hours after which time the panel was withdrawn from the furnace and the exposed face was immediately subjected to the impact and cooling action of a 30 lb. water stream applied for 3 min. and 4 sec. in accordance with the standard. The tests were in accordance with the requirement of Group 5 and Group 18 Sub. Art. 1 of Art. 11 Administrative Building Code, titled "Fire Resistive Materials" and were in conformity with the Standard Time Temperature Curve. No passage of flame through the door or smoke in significant amount occurred during three hours of exposure. The door bulged $1\frac{3}{4}$ inches toward the fire during the 1st 30 minutes and assumed a maximum of 2 inches at the end of 179 minutes of exposure.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Balfour Fire Door 3 hour test Rolling Steel Door, when manufactured in accordance with the specifications provided herein under C26-660.0 Administrative Building Code, but the use of these doors shall not be permitted in required exits. When combustibles are stored within 15 ft. of an opening, two such doors, one in each side of the openings shall be provided. Larger sizes of this door may be permitted in accordance with the permissive provisions of the Administrative Building Code. The Committee further recommends that all opening protective assemblies manufactured under this approval shall comply with the Rules of the Board for Inspection of Opening Protective Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

843-53-SA

APPLICANT—The Eclipse Engineering Co., owner.
SUBJECT—Application November 20, 1953—Eclipse Fan Type Combination Gas-Oil Burner, Models SPG, SPO, SPCGO and SPAS.

APPEARANCES—

For Applicant: Alexander N. Mason.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 843-53-SA

February 24, 1954

Subject: Eclipse Fan Type Combination Gas-Oil Burner, Models SP-G, SP-O, SP-CGO, and SPCGO-AS, approval of.

The Eclipse Fuel Engineering Co., manufacturer, filed November 20, 1953, an application with the Board of Standards and Appeals for approval of the Eclipse Fan Type Combination Gas Oil Burner, Models SP-G, SP-O, SP-CGO, and SP-CGO-AS under the provisions of C26-178.0.b Administrative Building Code, C19-57.0 Administrative Code, Art. 12 Administrative Building Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A combination gas and oil burning appliance.

Description

The device is a combination of a gas burner and an oil burner operating one at a time. There are four models of the burner SPO Model is for oil burning SPG model is for burning gas, SPCG-O burner is a combination of the SP-O and SP-G units with elements of each burner as described combined in one unit. The SP-CGO-AS burner is the same as the SP-CGO with the addition of an automatic switch over control.

MINUTES

When burning oil in this burner, the standard practice of high pressure atomization on firing of light oils only is used. In addition a combustion tile or tujere is made an integral part of the burner. The pressure is supplied by a Sundstrand fuel pump with integral relief valve and strainer. An integral fuel solenoid cut off valve mounted directly on the pump is used. This has the additional safety feature of not only stopping the pump when the demand for firing is satisfied but also a double shut off safety in that the solenoid is also closed at this time.

The ignition transformer has a capacity of 15000 volts. In the safety circuit of the burner is an air pressure switch which maintains a constant safeguard against loss of combustion air and permits the blower fan to come to full speed before air is admitted to the combustion chamber. If at any time there is loss of combustion air due to failure of the fan or blower component, all fuel to the burner is immediately cut off. The flame failure device is a standard Minneapolis Honeywell R-190B electronic unit having a photo electric cell safeguard mounted in the burner head. If at any time during the firing cycle the fuel or flame should be lost the instrument will go into a re-attempt to establish flame which lasts from 15 to 30 seconds at which time the instrument warps out shutting the entire unit down, making it necessary to manually reset the warp out switch. The CO₂ content of the flue gas is 12%.

When gas is used, the main gas control valve is a General Central Hydra motor valve 110V 60C, the Pilot gas control valve is a General Controls solenoid K-3B 110V 60 C. The gas service regulator is a Eclipse Service Governor. The gas input regulator is an Eclipse Rotor Adjuster W/cone and orifice. For gas firing the ignition transformer 115-G 6000 V sec. 60c heavy duty. The ignitor spark ignition of gas pilot located to fire main burner and flame sensory element. The main gas valve controls flow of gas to main burner and is under control of a MH R190 B flame relay. There is a main gas manual shut off valve.

The operating description covers the type units—for model description for various input a suffix number identifies the heating input of a specific size. In the case of SP-G units the suffix number indicates the 1000 of BTU input—a SP-G-400 has a capacity of 400,000 BTU.

In the case of SP-O unit the suffix number designates the number of gallon per hour of fuel. A SP-O-3 has 3 gallons per hour input.

In the case of SP-O unit the suffix number designates the number of gallon per hour of fuel. A SP-O-3 has 3 gallons per hour input.

In the case of SP-CGO the suffix number designates the 1000's of BTU input. A SP-GO-400 has 400,000 BTU input.

Inspection and Test

A model of this burner was inspected and tested at 633 Court St., Brooklyn, and found to operate as designed with no flarebacks or undue carbon deposits. The burner operates on fuel oil not heavier than #3 or on natural manufactured or mixed gases.

Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Alexander N. Mason, W. E. Setzler and J. L. Bellnap representing the applicants.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test, recommends the approval of the Eclipse Fan Type Combination Gas Oil Burner for commercial and industrial operation in New York City with fuel oil not heavier than #3 or manufactured natural or mixed gas; when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals and the provisions of Art. 12 Administrative Building Code. Provided each burner bears a label permanently affixed reading: "Approved by the

Board of Standards and Appeals for use in New York City under Cal. No. 843-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the report of Committee, *on condition* that the requirements of law shall be complied with as to installation and when used for gas the requirements of the Building Code as to gas installation requirements shall be complied with and when used for oil the requirements of the Oil Burner Rules of the Board shall be complied with.

829-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application October 28, 1953—Twin Boro Cement Block Corp., Waylite Concrete Building Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 20, 1954, at 2 P. M. for further consideration.

893-46-A—Vol. III

APPLICANT—Hudson and Manhattan Railroad Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—50 Church street, west side, block bounded by Church, Fulton, Day and Greenwich streets (4th to 13th floors); (Block 81, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: L. Hanauer, Albert H. Morgan and Arthur A. Greenfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947, as *amended* by resolutions adopted through April 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant's representative that plans have been approved by the Department of Housing and Buildings and contracts have been awarded for the work, that all permits required shall be obtained and all work completed within the one (1) year from the date of this amended resolution" (Alt. App. 2326/46).

310-53-A

APPLICANT—Arnold W. Lederer, for Mabaco Corp., owner.

SUBJECT—Application April 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 Troutman street, south side, 91 ft. 3 in. east of Irving avenue and 197-203 Starr street (Block 3188, Lots 10 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1953, acting on amendment to Alt. Applic. 3335/47, reads:

"1. The Labor Law, Sec. 270, requires at least two exit stairs enclosed in fireproof partitions and complying with that section in all detail from each portion of the 2nd floor.

2. The curb cuts should be not less than 5 ft. from the lot line and 10 ft. from any light poles.

6. The curb should not be cut unless entrance to the building is provided opposite the cut."

and

WHEREAS, the applicant states that the building is 2 stories, 18 ft. in height; 86 ft. 6½ in. front by 200 ft. in depth at street level; 21 ft. by 45 ft. and 18 ft. by 35 ft. in area at typical floor, of class 3 construction, erected in 1907 and 1915, located on a lot 86 ft. 6½ in. by 200 ft. in area, in a business and unrestricted use, A area, class 1 height district, and used and occupied since 1936 as follows: Cellar of Starr Street building, boiler room, no persons; 1st floor, bakery, office and storage, 50 persons; 2nd floor front, box factory, 5 persons; mezzanine storage, no persons; 2nd floor rear, dressing room, no persons; no change in use or occupancy is now proposed; that the building is provided with four interior stairs, 2 ft. 4 in. and 2 ft. 8 in. in width, of wood construction, unenclosed, that stairs do not lead to street or to roof bulkhead; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, March 25, 1953, on a charge of violation of the Administrative Code; and

WHEREAS, Violation #2247/52, was issued May 27, 1952, for a violation of Section 2.1.3.3 of the Building Code and Section C26-183.0 of the Administrative Code in that the premises were occupied as a bakery without a certificate of occupancy and that work had not been completed in that the 2nd story had not been constructed; and

WHEREAS, Certificate of Occupancy #2048, issued June 17, 1921 to premises 342 to 350 Troutman street, permitted the use of the building as a private garage, loft, wagon room and stable; and Certificate of Occupancy #81542, issued March 12, 1937, to premises 197-203 Starr street, permitted the following use and occupancy: cellar, boiler room, no persons; 1st floor, bakery, office, 20 persons; and

WHEREAS, the applicant states that the building faces two streets and consists mainly of a one story bakery with two small second story extensions, one facing Starr street and the other facing Troutman street; and

WHEREAS, the applicant states that No. 342-350 Troutman street, Lot 10, was erected under Permit #5942 of 1915, and altered under Applic. #6328/20 and Applic. #54/38, and occupied as stable and feed room, and wagon room, and had a passage connecting the Troutman street building with the Starr street building; and

WHEREAS, the applicant states that 197 to 203 Starr street, Lot 62, was erected under N. B. Applic. 1449/07, altered under Alt. 4075/14, Alt. 6231/20, B. N. 54/38 and Alt. 223/37, and was used as a two story storage room, with a 12 ft. by 18 ft. extension on the 1st floor for shipping room and Certificate of Occupancy #81542/37 and #87697/38, issued for cellar, boiler room; 1st floor, bakery and office; and

WHEREAS, the applicant has filed with this appeal a communication dated June 9, 1952, addressed to him by the Chief Engineer of the Office of the Borough President, Brooklyn stating that there is no record in his office of any permit to lower curbs at 342 to 350 Troutman street or at 197 to 203 Starr street; and

WHEREAS, the applicant contends that the premises had been used as a bakery for at least 25 years prior to 1936 when the present occupant took possession; that in 1947 plans were filed to add one extra story to the entire premises; that however, the only extension built under these plans was that the eastern portion of the 1st story on Troutman street for loading dock with a small mezzanine for storage purposes used for the storage of out of season cans and due to the erection of this extension, which was about 20 ft. by 50 ft. in area, two fireproof stairs are now being required; that the 2nd floor on the Starr street front having an area of 18 by 35 ft. is not used for factory purposes but for storage, toilet room and locker room; that there are no employees therein; and

WHEREAS, the applicant contends as to the existing curb cuts that it is requested that permission be granted to accept such curb cuts as are shown under such conditions as the Board may direct; that the streets are not heavily trafficked and there is no danger to pedestrians; that all of the curb cuts have been in existence since the time when the buildings were used for horses and stables; and

WHEREAS, the applicant states that it is proposed to perform the following work: 1. that exit signs and lights will be provided; 2. that 2nd floor rear locker and dressing room will be provided with a multiple dwelling type fire escape and the existing steel ladder will be replaced with a wood conventional stairway and enclosed on the 2nd floor in fire retarding material and there will be no manufacturing conducted in this portion of the building; that the windows in this area will remain barred to prevent pilferage; 3. that the plywood enclosure of the primary stairway serving the 2nd floor area, marked "D" on plans will be removed and the stairway enclosed in a one hour fire test enclosure and this portion will be provided with a Labor Law fire escape with 45 deg. counterbalanced stairway to street; that the sliding door to attic area will be replaced with 1½ hour fireproof, self-closing automatic door; 4. that stairs in the boiler room will be enclosed at cellar level with fireproof materials and the boiler room will be provided with a new engineers exit to street; 5. that the wood partition on the mezzanine, marked A at south, will be removed and replaced with 3 ft. high balustrades; and

WHEREAS, the applicant requests that in view of the safeguards proposed and in view of the small 2nd floor area and the limited number of occupants involved, that this appeal be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a *variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. Applic. 3335/47, Objection 1 and that the decision be and it hereby is *modified* and that

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the appeal be and it hereby is *granted* to permit the use of the two small areas at the second floor with the exits as shown and as proposed and shown on plans filed with this appeal marked "Received January 11, 1954," (3 sheets); and as to Objections 2 and 6, to permit the curb cuts as shown for the uses as proposed, *on condition* that if permits have not already been obtained for all such curb cuts that proper permits shall be obtained; that the sidewalks shall be repaired or restored to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all rules and regulations applicable thereto.

18-54-A

APPLICANT—Weinberger and Weishoff, for Lafayette National Bank, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—465 86th street, north side, 147 ft. 2½ in. west of 5th avenue (Block 6035, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. X. C. Weinberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 4, 1954 as to Alt. Applic. 3727/53, reads:

"1(d). Comply with Sect. 6-4-1-11 as to termination of stairs to street & roof."

and

WHEREAS, the applicant states the building is 2 stories, 28 ft. in height, 20 ft. by 74 ft. 6 in. in area at street level, 20 ft. by 52 ft. in area at 2nd floor level, of class 3 construction, erected 1922, located on a lot 20 ft. by 100 ft. in area, in a business use, B area, class 1½ height district, and used and occupied since 1944; cellar—boiler room, no persons; 1st floor—bank, 5 persons; 2nd floor—toilets and lockers—no persons; that it is now proposed to be used and occupied as follows: cellar, boiler room—no persons; 1st floor, bank—5 persons; 2nd floor—dining room, toilets, lockers and office—5 persons; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in stud partitions, surfaced with metal lath and ¾ in. plaster, both sides, equipped with one-hour fire tested, self-closing doors; that stairhall does not lead direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #110160 was issued in 1944 upon completion of work under Alt. Applic. 3077/43 and permits the present use and occupancy; and

WHEREAS, the applicant states that the building has a combined net floor area of 2280 sq. ft.; that access to the 2nd floor is by a 3 ft. wide interior wood stair along the west wall, with fire retarded enclosure, leading to the 2nd floor through a bulkhead in the 1st floor extension roof; that a ladder and scuttle provide access to the rear roof; that the present egress leads to the street from the rear of the bank floor through the unobstructed open bank floor area to the street; that there is access to a large open rear yard from the stair leading to the 2nd floor, which area can act as an area of refuge in an emergency; that the main roof of the building is level with adjoining roofs; and

WHEREAS, the applicant states that the bank now requires additional clerical facilities and proposes to use the front portion of the 2nd floor for 5 additional persons and necessary bookkeeping facilities; that there will be no access to the 2nd floor by the public; that the building is under constant watchman's supervision.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3727/53, Objection 1(d), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the additional means of exit from the second floor shall be provided as shown on plans filed with this appeal marked "Received January 14, 1954" (3 sheets), as *amended* by plans marked "Received April 2, 1954" (3 sheets), *on condition* that the building shall not be increased in height or area, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this variance may continue only so long as the building is occupied throughout as a bank, as proposed; that the means of exit to the second story roof shall be by a bulkhead, as proposed and as shown on such revised drawings as Scheme 1; that the exit through the rear window to the one story roof, shown as Scheme 2, shall be maintained on the understanding that from both of these roofs there are means of escape over roofs of adjoining buildings.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—56-05 to 56-39 175th street and 175-04 56th avenue, southeast corner and 175-05 North Hempstead turnpike (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 105th Street Corp., owner.

SUBJECT—Application for consideration—reopening and change of use and increase in occupancy of 2nd floor—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd, 3rd, 4th, 5th and 6th floors); (Block 286, Lot 60), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Petrides.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider change of use and increase in occupancy of second floor.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

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PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 4, 1954, at 2 P. M. for inspection and decision.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette street (Block 2763E, Lot 343), Borough of The Bronx.

APPEARANCES—

For Applicant: Haig Haygooni and Arsen Artin.

ACTION OF BOARD—Laid over to May 4, 1954, 2 P. M. for further inspection and decision.

135-29-BZ—Vol. II

APPLICANT—Hurley, Kearney, Land and Mattison, for Lillian Friedman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7h and 7A of the zoning resolution, permitting in a residence and business use district, the sale of used cars, and the parking and storage of more than five motor vehicles, with an entrance to premises nearer to residence use district than is permitted.

PREMISES AFFECTED—504-508 Remsen avenue, west side, 60 ft. north of Ralph avenue (Block 4685, Lots 11 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: John E. Murphy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, by adding thereto:

"that in connection with the sales car use hereinbefore permitted, there may be a building erected on the premises of the size shown to be used as an office in connection therewith, as indicated on plan marked 'Received March 12, 1954' (1 sheet) and as passed on by the Borough Superintendent under Alt. 616/53, objection dated March 3, 1954; and that in all other respects the requirements of the resolution above cited shall be complied with."

458-38-BZ—Vol. II

APPLICANT—Henry Nordheim, for Frank Memola, owner (Beachwood Super Service, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district, the addition of parking

and storage or motor vehicles to existing car washing and greasing (lubratorium).

PREMISES AFFECTED—1800 Cross Bronx Expressway and 1376 Beach avenue, southeast corner (Block 3881, Lots 11, 20 and 21), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 28, 1952 and December 1, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, as thereafter *amended* by resolutions adopted through December 1, 1953, only as to the number of gasoline storage tanks and pumps, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks may consist of four new 550 gallon tanks in addition to the present five tanks and additional pumps, as shown on revised plan marked 'Received March 16, 1954' and as passed on by the borough superintendent under Alt. 81/54, objection dated March 8, 1954; and that in all other respects the resolutions above cited shall be complied with." (Alt. 158/52; Alt. 81/54)

549-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the relocation of existing building and the extension in area of existing gasoline service station.

PREMISES AFFECTED—4729 3rd avenue and 4730 Park avenue, southwest corner (Block 3041, Lots 45 and 47), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1952 and March 24, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

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"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the application is still active in his files, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 946/50).

566-38-BZ

APPLICANT—Henry Nordheim, for Pauline Schechter, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in partly in a business use and partly in a residence use district, for a term of years, the conversion of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—862 East 162nd street, south side, 125 ft. east of Prospect avenue (Block 2690, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 7, 1939, on certain conditions; and

WHEREAS, the resolution was amended on June 13, 1939; and

WHEREAS, time to obtain permits and complete the work was extended on September 26, 1939; and

WHEREAS, the term of variance was extended on March 21, 1944 and March 29, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1939, as thereafter *amended* by resolutions adopted through March 29, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 768/39)

775-41-BZ

APPLICANT—Irving Schoenberg, for Kerbel Associates, new owner; former owner, Cortland Realty Co.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—80-01 41st avenue, north side, from 80th street to 81st street; 40-43 80th street and 40-42 81st street (Block 1491, Lots 21 and 24), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Irving Schoenberg and Harold J. Hughes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 18, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1941, as thereafter *amended* by resolutions adopted through March 18, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution to permit * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Misc. 6187/44 and Misc. 862/44)

2-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harmosa Oil Corp., new owner, former owner, 260 Delancey Street Corp.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business and local retail use district, the extension of existing gasoline service station, auto showroom, lubritorium and motor vehicle repair shop (previously granted by the Board under Vols. I and II for a term of years—expires October 24, 1960), to be combined with existing parking and storage of more than five motor vehicles; and the installation of additional curb cuts, dispensing pump and storage tanks.

PREMISES AFFECTED—258-264 Delancey street and 45-53 Columbia street, northwest corner (Block 333, Lots 28, 29, 30, 31 and 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on December 9, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work is substantially complete, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. App. 257/52).

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122-46-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Harry Griffin, owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station to include office, auto laundry, and lubricatorium.

PREMISES AFFECTED—34-51 Bell boulevard and 213-35 35th avenue, northeast corner (Block 6117, Lot 12), Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 15, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1949, by adding thereto:

"that there may be installed five additional 550 gallon tanks, as passed on by the Borough Superintendent on December 16, 1953, under Misc. App. 1492/53, making a total of ten such tanks, located as shown on revised plan marked 'Received March 9, 1954', on condition that in all other respects the resolutions above cited shall be complied with" (Alt. 1893/45).

135-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank M. McCurdy, owner.

SUBJECT—Application for consideration—reopening and approval of revised working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection of a building on present existing gasoline service station and proposed parking for more than five motor vehicles, minor repairs, brake testing and wheel alignment.

PREMISES AFFECTED—3802-3824 Avenue U and 2201-2211 East 38th street, southeast corner (Block 8555, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 24, 1947 and June 15, 1948; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* revised working drawings, marked "Received December 29, 1953" (3 sheets) as in substantial compliance with the resolution adopted July 16, 1946, and replacing previously approved working plans marked "Received October 27, 1946", and to permit as shown on such working drawings the relocation of the accessory building 15 feet east of East 38th street, three gasoline pump islands in lieu of two, with six gasoline tanks in lieu of previously approved eight 550 gallon tanks; that four curb cuts may be installed to Avenue U in lieu of three heretofore approved that curb cut on Ryder avenue may be permitted 65 ft. distant from the residence zone; and that in all other respects the requirements of the resolution adopted on July 16, 1946, shall be complied with; and that in view of statement by the applicant that work is substantially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (NB 1459/45)

802-48-BZ—Vol. I

APPLICANT—Ferril and Lapp, for Ethel M. Soper Cook, Ralph Cook and George Raymond Soper, new owners, former owner, Catherine A. Soper, (Jerome O. Kaufman, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and business use district, the conversion of auto laundry located in business use portion of lot on an existing gasoline service station, to motor vehicle repair shop.

PREMISES AFFECTED—1346 Beach Channel drive and 2118 Dix avenue, northeast corner (Block 10, Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Lapp, Jr. and Jerome O. Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on April 26, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution adopted as above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. 3099/47)

802-48-BZ—Vol. II

APPLICANT—Max Horn, for Catherine A. Soper, owner (New York Telephone Co., lessee).

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent) to consider additional use of premises for storage of motor vehicles.

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PREMISES AFFECTED—1346 Beach Channel drive and 2218 Dix avenue, northeast corner (Block 10, Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Lapp, Jr. and Jerome O. Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

151-52-BZ

APPLICANT—Ingram S. Carner, for Greek Orthodox Community of Saint Demetrius, owner (James Plevritis, lessee).

SUBJECT — Application for consideration — reopening; amendment of resolution and extension of time to complete —re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution permitting in a retail and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—182-12 to 182-20 Hillside avenue and 88-02 to 88-22 182nd place, southwest corner and 88-11 to 88-17 182nd street (Block 9918, Lots 18, 19, 20, 29, 32 and 37), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953 and January 5, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, as thereafter *amended* by resolutions adopted through January 5, 1954, by adding thereto:

"that an additional gate for entrance and exit may be permitted on 182nd place, as indicated on revised plan marked 'Received March 5, 1954' (1 sheet), *on condition* that in all other respects the resolutions above cited shall comply with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (Alt. App. 138/52).

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of a plot located in a residence, retail and local retail use district, the parking of motor vehicles for patrons and employees on the unbuilt upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest

corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: William Samber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 4, 1954, at 10 A. M., subject to regular procedure, waiving all requirements except new decision of Borough Superintendent and two publications in the Bulletin; term of variance having expired December 4, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the increase in size of plot; previously granted on condition the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, and permitting parking of more than five motor vehicles with business entrance (curb cut) more than permitted distance from the intersection.

PREMISES AFFECTED—60-93 Flushing avenue, northwest corner of 61st street (Block 2697, Lot 51), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

362-46-BZ—Vol. II

APPLICANT—Arthur Levine, for Irving Goldberg, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the area for manufacturing exceeding that permitted; previously withdrawn.

PREMISES AFFECTED—725 Union street, north side, 69 ft. west of 5th avenue (Block 952, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, as to floor area for manufacturing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superin-

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tendent) under sections 7e and 19A of the zoning resolution, to permit in a residence use district, the proposed extension of a non-conforming use of a garage for more than five motor vehicles and storage, to include factory work and with door openings for loading less than 12 ft.; previously granted on condition re change in occupancy of 1st floor, from storage of electric cars to the storage of more than five motor vehicles.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot; previously granted on condition re parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street (Block 277, Lots 8 and 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district, the proposed alteration involving change in use and area of building exceeding 60% of lot; previously granted on condition re the reduction of lot 24 to be added to lot 29, so that the existing building on lot 24 will then exceed permitted coverage and the extension of existing building on lot 29 to cover more than the area permitted.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use district, proposed amendment changing size of building and plot; erection of more than one building on a lot; provide open and enclosed parking and rear yard; previously granted on condition erection of a two story garden development not in conformity with the area district requirements of the zoning resolution.

PREMISES AFFECTED—56-05 to 56-39 175th street and 175-04 56th avenue, southeast corner and 175-05 North Hempstead turnpike (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

319-33-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Ralph J., Dorothy P., Edward L., and Helen Herman, owners.

SUBJECT—Application reopened January 13, 1953 as Vol. III—re (decision of the borough superintendent) to consider additional use, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, to permit in a local retail use, D area district the addition of a new car auto showroom and motor vehicle repairs, incidental to new car service, to an existing gasoline service station previously granted by the Board without the required rear yard.

PREMISES AFFECTED—234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Edward G. Mahler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn; new application to be filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

706-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Owens, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), motor vehicle repairs, office and automobile showroom for Nash cars (previously denied by the Board), and the parking and storage of motor vehicle on unbuilt upon portion of lot for a term of years.

PREMISES AFFECTED—162-16 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, Lot 53), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to amend as to proposed signs withdrawn by applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 9, 1954, as they appeared in Bulletin No. 7, Vol. 39, are hereby corrected to read as follows:

540-53-BZ

APPLICANT—Burke, Morrison and Green for Long Island Tinsmith Supply Corporation and August C. Henke, owners.

SUBJECT—Application June 26, 1953 (decision of the borough superintendent), under sections 7e, 7e and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a business building, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—87-11 111th street, east side, 99.6 ft. south of Jamaica avenue (Block 9301, Lot 124, formerly Block 218, Lot 47), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Harvey C. Lueks and Irving Albert.

For Opposition: John F. Dufficy, Mrs. J. Muller, Mrs. S. Uresk, Anna Auble, Mary E. Wilson, Mildred Amesbury, Charlotte E. Smith, Gertrude C. Ellis, Vincent Guerriere, Rose A. King, Bertha Bauer, Libbie Huber, Irene J. Ring, M. Gillio, Mrs. M. Parisi, M. Reidy, A. Whitney, I. Nash, Carolina Adams and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1954 after due notice by publication in the Bulletin; laid over to February 9, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 111th street are in residence and business use, C area, class 1 height districts; Jamaica avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1953 acting on N.P. Applic. 1242-53, reads:

"1. Proposed location of a commercial building on a lot which is partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Proposed location of a curb cut more than 25'-0" from the corner in a transition area is contrary to Sec. 7A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, irregular, with

an open ramp and loading platform; that it is proposed to erect a building 48.6 ft. by 100 ft. one story, 19 ft. in height, of class 3 construction, to be used as a shipping, receiving and storage of tinsmith supplies; and

WHEREAS, the applicant contends that the present area and height designations have not been changed since July 25, 1916 and no zoning amendments relating to this property is pending at the present time; that the plot consists of what is at present two tax lots, each 50 ft. by 50 ft. in size; that the southernmost of these lots (old lot 124) has been occupied by a one family dwelling; that Alt. Applic. 662-53 has been filed and approved to reduce this lot to 30 ft. by 61 ft., which lot has been assigned a new tentative lot number of 125; that the balance of old lot number 124 is being consolidated with old lot number 127 and this entire plot has been assigned the new tentative lot number of 124; that on the northerly side of these two lots (abutting property on Jamaica avenue under the same ownership), there is an open ramp and loading platform constructed without a permit; that it is proposed to enclose this ramp and loading platform with a one story masonry building to be used for shipping, receiving and storage in conjunction with owner's business on adjoining plot; that the building will be one story in height, without cellar and with a face brick facade; that all operations will be confined to the interior of the building; that openings in lot line walls will be filled with approved glass block to minimize any possible effect upon adjoining property; that the opening between the new building and the existing buildings on Jamaica avenue will be equipped with three hour fire doors; that the building will occupy less than 60% of the lot and it will therefore comply with area coverage requirements in a C area district; that although the building will be used almost entirely for loading and unloading space, and although a small part of the building is in a business zone, no consideration is being requested for additional coverage under section 19A; that the building supplies store and warehouse fronts on Jamaica avenue in one of the busiest sections of Jamaica avenue; that at the present time it is necessary for the trucks to unload in the front of the store and this has created a traffic hazard; that the objective of this case is to relieve the traffic situation and to reduce the amount of liability that may be caused by such loading and unloading on Jamaica avenue by placing the same in the rear of the premises; that the building on the southwest side of Jamaica avenue and 111th street has been extended for business up to the depth of 134 ft., and therefore the inclusion of business on the southeast side of 111th street and Jamaica avenue up to a similar depth would in no way be extending a business area which would be entirely out of conformity with the remaining residential area to the south; that block 9301, lot 124 is at the present time under the ownership of August Henke who lives in the one family house situated on that particular site; that however, it is under contract of purchase to the Long Island Tinsmith Supply Corporation pending on the Board's granting a variance so as to permit the desired use; that in the event the Board grants such application, this house will remain as a buffer between the residential area and the proposed business area for the unloading and loading of tinsmith supplies; that the Long Island Tinsmith Supply Corporation will rent these premises to any individual desiring to live there; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which found that the premises are now being used without a permit presumably for the same use as proposed except that the loading space is in the open and that there is no building as is now proposed to be erected over such loading dock, and it is recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of the premises and the erection of the building, substantially as proposed and as indicated on plans filed with this application marked "Received June 26, 1953" (4 sheets), "November 18, 1953" (1 sheet) and "January 27, 1954" (1 sheet), *on condition* that the lots to the south with a two-story frame building thereon shall remain occupied for residential use as at present under the same ownership to act as a buffer and shall not be used in any way with lot 124, as proposed; that the loading building and use shall not be extended beyond what is herein permitted and shown on such plans and for use only in conjunction with the premises under the same ownership facing on Jamaica avenue, as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that fences shall be maintained on the lot lines and street building line *of the portion of the plot to be left vacant*, with no openings therein except to 111th street, where

an opening may be permitted of a width not over 15 feet and fitted with gates of similar construction as the fences; that the premises shall be paved with concrete; that there shall be no windows opening to the rear and any openings proposed in the rear shall be filled with glass blocks as approved for exterior walls; that no signs shall be erected on the premises, except there may be a small sign not over 15 sq. ft. in area attached to the fence at the street line, stating that these premises are for the private use of the company; that opposite the opening in the fence there may be a curb cut of similar width; that such portable fire-fighting equipment shall be installed as the fire commissioner shall direct and that all permits required shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

* Correction—In relation to the requirement for fences, the words "*of the portion of the plot to be left vacant*" inserted in the resolution, as indicated in italics.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 16

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

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covering Dry Cleaning Establishments Pursuant to the
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231-54-A—F.D.—1056 Wyckoff avenue and 1541-1545 Schaefer street, northwest corner (Block 3540, Lot 42), Long Island City, Borough of Queens, Decision re Order No. 1541.

232-54-BZ—H.B.Q.—71-18 Main street, northwest corner of 71st road (Block 6619, Lot 32), Flushing, Borough of Queens, Alt. 2759-53.

233-54-BZ—H.B.M.—425-435 East 48th street, north side and 422-430 East 49th street, south side, and Franklin D. Roosevelt drive, from East 48th to East 49th streets (Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37), Borough of Manhattan, Alt. 1832-53.

234-54-SA—Carrier Conversion Oil Burner, Models 38C2 and 38C4, manufactured by The Carrier Corp., Appliance.

235-54-A—F.D.—91-101 John street, north side, 28-36 Gold street and 1-21 Cliff street (entire block); (Block 76, Lots 11, 13, 15, 17 and 18), Borough of Manhattan, Decision.

236-54-SM—Isenhour Brick and Tile Co., Face Brick, manufactured by Isenhour Brick and Tile Co., Material.

237-54-A—F.D.—1120-1136 Avenue of The Americas, east side, from West 43rd to West 44th streets; 51-75 West 43rd street and 48-76 West 44th street (Block 1259, Lot 1), Borough of Manhattan, Decision re Order No. 97228-LC.

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239-54-A—H.B.B.—725 Union street, north side, 69 ft. west of 5th avenue (Block 952, Lot 43), Borough of Brooklyn, Alt. 122-54.

240-54-SA—Humphrey Royaline Circulators (gas-fired), Models 620RV, 640RV and 660RV, manufactured by General Gas Light Co., Appliance.

241-54-BZ—H.B.M.—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan, N.B. 20-54.

242-54-BZ—H.B.Q.—21-15 Jackson avenue and 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road (Block 74, Lot 1), Long Island City, Borough of Queens, N.B. 555-54.

243-54-A—H.B.M.—71-73 East Broadway and 9 Market street, southwest corner (Block 280, Lot 27), Borough of Manhattan, Alt. 38-54.

244-54-A—H.B.B.—99 Varet street, north side, 150 ft. west of Humboldt street (Block 3106, Lot 30), Borough of Brooklyn, Alt. 3286-53.

245-54-SA—Erie Model 4032 Fleet Fueler (electric gasoline pump), manufactured by Erie Meter Systems, Inc., Appliance.

246-54-SA—Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU, and 300-SU, manufactured by Quiet Automatic Burner Corp., Appliance.

247-54-BZ—H.B.Q.—75-01 to 75-09 Parsons boulevard (75-05 official) and 158-02 to 158-20 75th avenue, southeast corner (Block 6823, Lot 1), Jamaica, Borough of Queens, N.B. 428-54.

248-54-A—H.B.Q.—75-01 to 75-09 Parsons boulevard (75-05 official) and 158-02 to 158-20 75th avenue, southeast corner (Block 6823, Lot 1), Jamaica, Borough of Queens (under section 35, General City Law re premises in bed of proposed widening of Parsons boulevard and 75th avenue), N.B. 428-54.

249-54-A—H.B.Q.—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens, B.N. 1362-53.

250-54-SM—Zonolite Brand Vermiculite (plus cementitious binder for use as a non-loadbearing spandrel or curtainwall), manufactured by Zonolite Co., Material.

251-54-BZ—H.B.Q.—123-31 Nellis street, northeast side, 96.98 ft. northwest of Williamson avenue (Block 12713, Lot 11), Springfield Gardens, Borough of Queens, Alt. 777-54.

252-54-A—H.B.M.—142-144 Henry street and 20 Rutgers street, southwest corner (Block 273, Lot 27), Borough of Manhattan, Alt. 50-54.

253-54-BZ—H.B.Bx.—930 Clarence avenue and 3256 Barkley avenue, southeast corner (Block 5469, Lot 35), Borough of The Bronx, Alt. 898-52.

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255-54-A—F.D.—249-26 57th avenue; 252-10 58th avenue; 252-08, 252-17 and 253-22 60th avenue; 251-21, 251-32, 253-17, 253-44, 255-04 and 255-25 61st avenue; 249-10, 252-41 and 252-58 63rd avenue; 58-19 to 58-33, 58-42 and 60-16 251st street; 63-10 252nd street; 60-22 and 61-40 Little Neck parkway and 57-35 and 60-35 Marathon parkway (Block 8337, Lot 1; Block 8349, Lot 6; Block 8353, Lot 1; Block 8358, Lot 1; Block 8359, Lot 6; Block 8367, Lot 2; Block 8363, Lot 1; Block 8373, Lot 2 and Block 8375, Lot 1) Little Neck, Borough of Queens, CMVO Orders 7744, 7745, 7746, 29879, 29877, 29885, 29886, 29881, 29878, 29880, 29882, 29883, 29884, 46452, etc.

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Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores),

and to permit the off street parking of customers' and employees' cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

Laid over from March 2, 1954, to April 20, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of The Bronx.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision; hearing closed.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED — 2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision without further argument; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.
SUBJECT—Application, October 10, 1951, reopened June

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30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the

change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicles repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

Laid over from March 30, 1954, to April 20, 1954, for decision after applicant has filed revised plans as suggested.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 10330, Lot 120), Jamaica, Borough of Queens.

Laid over from March 30, 1954 to April 20, 1954 for consideration and decision by the Board. The premises have been inspected by a committee of the Board prior to hearing.

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703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

Laid over from March 9, 1954, to April 6, 1954, to obtain Fire Department records; then to April 20, 1954, for further consideration.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

Laid over from April 6, 1954, to April 20, 1954, for applicant to file revised plans showing additional means of exit from the cellar and a sprinkler system.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application reopened March 23, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

194-53-BZ

APPLICANT—Frank Straub, for David Reader, owner.

SUBJECT—Application March 20, 1953—(decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubrication, car wash (non automatic), motor vehicle repairs, storage and sales of accessories and office; and to permit the parking of more than five motor vehicles, for a term of twenty years.

PREMISES AFFECTED—2035 Bronxdale avenue, south side, 60.83 ft. west of Hunt avenue (Block 4258, Lot 30), Borough of The Bronx.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, City of New York, owner.

SUBJECT—Application April 20, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier; all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

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PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc. SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc. owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

653-53-A

APPLICANT—J. Ryback & Co., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the M.D.L. for variation of sec. 171 of M.D.L. re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue (Block 1066, Lot 16), Borough of Manhattan.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

796-53-A

APPLICANT—Herman Kron, for Lucille Oppenheimer, et al., owners (Maxford Garage, Inc., lessee).

SUBJECT—Application November 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 Varick street and 564-568 Broome street, northwest corner (Block 578, Lot 71), Borough of Manhattan.

854-53-A

APPLICANT—Lama, Proskauer and Prober, for Charmin Realty Co., Inc., owner (Clarendon Laboratories, lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2163-2165 Clarendon road and 1133 Flatbush avenue, northeast corner (2nd floor); (Block 5165, Lot 58), Borough of Brooklyn.

862-46-A—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Rochel-hesh Realty Corp., owner.

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SUBJECT—Application reopened December 15, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 28th street, north side, 154 ft. 9 in. east of 8th avenue (Block 778, Lot 13), Borough of Manhattan.

883-53-A

APPLICANT—Howard H. Snyder, for Vidor Realty Co., owner.

SUBJECT—Application December 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1148-1154 Broadway and 230 5th avenue, southwest corner (Block 828, Lot 41), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

141-54-A

APPLICANT—St. Vincent's Hospital of the City of New York, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—7-15 7th avenue, east side, 48 ft. south of West 12th street (1st floor); (Block 607, part of Lot 1), Borough of Manhattan.

546-53-A

APPLICANT—Ingram S. Carner, for Schurman Silk Dyeing Corp., owner.

SUBJECT—Application July 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1022-1024 Myrtle avenue, south side, 81 ft. 1½ in. east of Sumner avenue (Block 1585, Lot 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 23, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, April 23, 1954, at 10 o'clock in Room 1013, Municipal Building Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

642-53-BZ

APPLICANT—Norman Lederer, Leonard Joseph and Victor Civkin, for Congregation Chab Zedek, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the erection and maintenance of a synagogue and community center, using more than the area permitted.

PREMISES AFFECTED—134-03 Rockaway Beach boulevard, south side, from Beach 134th to Beach 135th streets, 195 Beach 134th street and 196 Beach 135th street (Block 774, Lot 1), Belle Harbor, Borough of Queens.

Laid over from March 2, 1954, to March 23, 1954, for inspection and decision; then to April 27, 1954, to obtain information as to the action of the Board of Estimate on its calendar of March 25th, Cal. No. 199, on the proposal of the City Planning Commission to change the zoning to G-1; and also to ascertain from the Department of Housing and Buildings as to what has happened and the reasons therefor for filing revised plans and particularly the issuance of a permit for excavation which the Board is advised is now being carried on.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent)

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ent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

Laid over from March 30, 1954, to April 27, 1954; the applicant has filed a correct affidavit as to ownership.

731-30-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Morris Rosenberg, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit rearrangement of curb cuts, storage tanks and dispensing pumps.

PREMISES AFFECTED—193-203 Central avenue and 1288-1294 Myrtle avenue, southeast corner and 107 Stockholm street (Block 3244, Lots 4 and 6), Borough of Brooklyn.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulicht and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

842-53-BZ

APPLICANT—Maxfield Blaubeux, for Norma and Irma Greystone, owners.

SUBJECT—Application November 25, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the demolition of existing one car garage, and the erection and maintenance of a two car garage nearer to the side and rear lot lines than is permitted, and using more than the area permitted, for residence and garage.

PREMISES AFFECTED—660 East 17th street, west side, 80 ft. 4½ in. south of Foster avenue (rear building); (Block 5237, Lot 103), Borough of Brooklyn.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district,

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the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 27, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

189-54-A

APPLICANT—M. Martin Elkind, for White Castle System, Inc., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—440-446 Utica avenue and 935 East New York avenue, northwest corner (Block 1430, Lot 34), Borough of Brooklyn.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 4, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

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464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision; hearing closed.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision by the Board; hearing closed.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision.

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application reopened April 6, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened February 24, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a new addition to existing amusement center building, with illuminated business sign on building.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65 and part of Lot 73), Borough of The Bronx.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and

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local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 4, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

650-53-A

APPLICANT—Julius Eckmann, for Marguerite Corp., owner.

SUBJECT—Application August 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 11, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

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766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Sicken avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple street, (Block 5153, Lot 1), Flushing, Borough of Queens.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

CALENDAR

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application June 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street (Block 3422, Lot 134), Borough of The Bronx.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station,

lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hyland boulevard, southwest corner of Hopkins avenue (Block 4987, Lot 25), Bay Terrace, Borough of Richmond.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into set back area, and to permit the off street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hyland boulevard, northwest corner of Spratt avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phylliss Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

812-53-BZ

APPLICANT—Carl H. Salminen, for Antonio Scalone, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the maintenance of existing two family dwelling without the required set back from street line.

CALENDAR

PREMISES AFFECTED—15-08 Francis Lewis boulevard, south side, 76.29 ft. east of 155th street (Block 4724, Lot 56), Whitestone, Borough of Queens.

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 18, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a 1½ times height district the extension of ninth floor of existing hospital without the required set backs.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street (Block 1950, Lot 14), Borough of Manhattan.

911-53-BZ

APPLICANT—Fred C. Dahlem, for Trebuh's Realty Co., Inc., owner (The Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit extension of business use into residence use district portion of plot.

PREMISES AFFECTED—402 East 54th street, south side, 94 ft. east of 1st avenue and 980 1st avenue (Block 1365, Lots 46 and 47), Borough of Manhattan.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 11, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

734-53-A

APPLICANT—Daniel Moore, for Park of Edgewater Inc., (owner of land) and William A. Daulton (owner of building).

SUBJECT—Application October 14, 1953—filed pursuant to section 35, General City Law re building located in bed of a proposed street—Longstreet avenue.

PREMISES AFFECTED—East side of Longstreet (proposed), 87 ft. south of Sampson street (proposed); (Block 5517, part of Lot 61), Bungalow 82-B, Park of Edgewater, Borough of The Bronx.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 18, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D. V. M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JUNE 1, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 1, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J. R. V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

***CORRECTION**

The minutes of the meeting of the Board of Standards and Appeals held on March 9, 1954, as they appeared in Bulletin No. 11, Vol. 39, are hereby corrected to read as follows:

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953—re Sheetrock Pyrofill Slab Construction, previously approved—Re Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Installation Formboard and USG Acoustical Formboard and Fire Rating and approved under Section C26-615.0.

APPEARANCES—

For Applicant: James C. Mangon.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-38-SM January 29, 1954

Subject: Amendment of Sheetrock Pyrofill Slab Construction to include additional spans and USG Insulation Formboard and USG Acoustical Formboard and Fire Rating and approval under Section C26-618.0.

The U. S. Gypsum Company requested by letter dated November 24, 1953 that the resolution adopted February 27, 1940 and amended March 28, 1950, September 11, 1951 and June 23, 1953 be amended to include additional spans, a new bulb tee #2140, USG Insulation Formboard, USG Acoustical Formboard, Fire Rating, and approval under Section C26-618.0.

Purpose

The reinforced gypsum concrete slab construction with incombustible Sheetrock, Asbestos Cement or Mineral Fiber

Formboard is used as an incombustible roof deck for all classes of construction.

With USG Insulation (Fiberboard) Formboard or USG Acoustical (Slotted Fiber Board) Formboard, the reinforced gypsum concrete slab is limited in use by the Fiberboard Rules of the Board.

Description

The present construction is identical to the previously approved USG Sheetrock Pyrofill Slab construction except that longer spans are proposed by use of a new #2140 Bulb Tee, and a 1" thick fiber board permanent formboard is used interchangeably with the ½" Sheetrock formboard. Where the 1" thick Slotted USG Acoustical Formboard is used, the steel sub-purlins are placed 24" on centers, as the board is only manufactured in this width.

The new #2140 Bulb Tee is made from re-rolled railroad rails and has a weight of 3.65 lbs. per lineal foot.

In use, the steel tee sub-purlins are placed across the structural steel purlins and fillet welded to the purlins. A permanent form of Owens Corning Fiberglass Formboard (approved under Cal. No. 364-50-SM) USG—½" thick Sheetrock Formboard, ¼" thick Asbestos Cement Formboard, or 1" thick USG Insulation Formboard or 1" thick USG Acoustical Formboard is then laid on the upper side of the lower flanges of the tees. Electrically welded galvanized steel mesh BD 1214 consisting of No. 12 gauge wires 4" on centers running across the tees and No. 14 gauge wires 8" on Centers crossing the No. 12 gauge wires perpendicularly or a 1½" Hexagonal galvanized twisted wire mesh of 17 gauge is then placed in the forms and running across the tees. Mill mixed gypsum concrete, either Pyrofill or Perlofil, is then poured into the form completely embedding the mesh and covering the tees and is screeded or troweled to proper smoothness.

Over this roof slab is then applied roof insulation, if desired, and built up roofing or other weather proofing.

Inspection and Test

Sheetrock Pyrofill test slabs and USG Insulation Pyrofill test slabs and USG Acoustical Pyrofill test slabs were constructed at the applicant's plant at New Brighton, Staten Island, New York by mechanics, regularly engaged in this work. The panels were tested in accordance with the requirements of Section C26-626.0, Administrative

MINUTES

Building Code, with the loads being transferred to the test panel by a loaded platform resting on rollers placed at the third points of the span; tests were witnessed by John A. Darts, Assistant Engineer, Committee on Test, and John H. Crumbaugh, and W. W. Bainbridge representing the applicant.

The test panels for testing spans each consisted of sub-purlins tees, spaced as described below, with an unsupported half panel poured beyond each of the outside subpurlins.

Results of Test:

- Slab 1. $\frac{1}{2}$ " Sheetrock Formboard
#2140 Bulb Tee $32\frac{5}{8}$ " on centers
2" Pyrofill
Span 9' - 8" center to center of supports
Clear Span - 9' - 4"
Area under test 78.9 sq. ft.
Load 13,648# Platform started to touch slab.
Discontinued
Safe carrying capacity in accordance with C26-626.0
 $13,648 \div 78.9 = 173$ PSF
 $173 \div 4$ factor of safety = 43.2 PSF safe carrying capacity.
- Slab 2. Same construction as slab 1 except span reduced to 9' - 2" center to center of supports, clear span 8' - 10"
Area under test 74.7 sq. ft.
Load 15,328# Discontinued
Safe carrying capacity in accordance with C26-626.0
 $15,328 \div 74.7 = 205$ PSF
 $205 \div 4 = 51$ PSF safe carrying capacity
- Slab 3. End Bays and overhanging half panels - 1"
USG Insulation. Formboard. Center Bay 1"
Slotted USG Acoustical Formboard #2140 Bulb Tee $24\frac{5}{8}$ " on centers
2" Pyrofill
Span - 10' - 8" center to center of supports
Clear span 10' - 4".
Area under test 87.5 sq. ft.
Load 16,408 lbs. Platform started to touch slab.
Discontinued.
Safe carrying capacity in accordance with C26-626.0
 $16,408 \div 87.5 = 187.5$ PSF.
 $187.5 \div 4 = 46.8$ PSF.
- Slab 4. To test formboards only
Slab 4 ft. long
Outside 2 panels 1" USG Insulation Formboard $32\frac{5}{8}$ " wide
Center panel 1" Slotted USG Acoustical Formboard $24\frac{5}{8}$ " wide
Load each bay on third points on 2" O.D. Pipe parallel to purlins
Area under test 10.9 sq. ft. end bays, 8.2 sq. ft. center bay
Load end bays 2749 lbs. each, center bay 3001 lbs.
Test discontinued. No visible cracks or sign of failure
Safe carrying capacity in accordance with C26-626.0
 $2749 \div 10.9 = 252$ psf
 $252 \div 5 = 51.5$ psf safe capacity (modified continuous span)
 $3001 \div 8.2 = 366$
 $366 \div 6 = 61$ psf (safe carrying capacity) (continuous span).

Examination of the #2140 bulb tees removed from all test panels showed no evidence of lateral buckling proving that the 2" thick reinforced Pyrofill slab gave adequate lateral support to the steel sections.

Two fire endurance tests were conducted at the National Bureau of Standards, panels No. 296 and 297 on Sheetrock Pyrofill applied over bar joists and the underside of the

bar joists protected by a standard steel grillage of $1\frac{1}{2}$ " channels 4' - 0" on centers and $\frac{3}{4}$ " channels 12" on center. $\frac{3}{8}$ " Perforated Rocklath was clipped to the channels by U.S.G. Bracket Clips and ends secured with Bridgjoint clips. Over this was applied a Scratch Coat of Gypsum Perlite plaster (100 lbs. gypsum to 2 cubic feet of Perlite) and a brown coat of Gypsum Perlite plaster (100 lbs. gypsum to 3 cubic feet of Perlite) applied in equal thicknesses to a total thickness of $1\frac{1}{8}$ ", over which a $\frac{1}{8}$ " thick white lime putty finish was applied. This was approved as a $1\frac{1}{2}$ hour short span fire resistive ceiling for the protection of joists, beams and girders under Cal. No. 439-51-SM. Tests were witnessed by Chief Engineer, L. V. Huber, Committee on Test. Copies of the report of test are in the file and are a part of the record of Cal. No. 439-51-SM.

Recommendation

On the basis of the data furnished by the applicant and inspection and tests conducted, the Committee on Test recommends that the resolution adopted February 27, 1940 and amended March 28, 1950, September 11, 1951 and June 23, 1953 be amended to include approval of U. S. G. #2140 Bulb Tees for a clear span of 9' - 4" at not over 43.2 lbs. per square foot uniform loading including roof insulation and roofing and U.S.G. #2140 Bulb Tees for a clear span of 8' - 10" at not over 51 lbs. per square foot uniform load including roof insulation and roofing, bulb tees not over $32\frac{5}{8}$ " on centers, and U.S.G. #2140 bulb tee, not over $24\frac{5}{8}$ " on centers, for clear span of 10' - 4" at not over 48 lbs. per square foot uniform load including roof insulation and roofing and further that the resolution be amended to permit the use of 1" thick USG Insulation Formboard and USG Acoustical Formboard, in all classes of construction subject to the Fiber Board Rules of the Board especially Rule 3 as to area, and that Sheetrock Pyrofill with a hung ceiling of Rocklath and $1\frac{1}{8}$ " of Perlite Gypsum plaster having passed a $1\frac{1}{2}$ hour fire endurance tests shall be approved for class 2 roof decks under C26-615.0.b, C26-618.0 and C26-620.0.c.1.b and that Pyrofill roof decks on incombustible Sheetrock, Asbestos, Cement, or Owens Corning Fiberglass formboards, having been previously approved as an incombustible roof deck for all classes of construction where a three hour ceiling is hung below it as provided under C26-575 and in class 2 construction for floor and roof, where at least a $1\frac{1}{2}$ hour ceiling is hung below it as provided under C26-620.0C.1.b, provided that all other provisions of the resolution as adopted February 27, 1940 as amended under Cal. No. 236-38-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 in accordance with the above report.

* Correction—The measurement of the clear span changed from "8' - 4'" to "9' - 4'" in the report of the Committee on Test, under the heading of Recommendation, in the 6th line thereof.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 4, 1953, as they appeared in Bulletin No. 45, Vol. 38, are hereby corrected to read as follows:

539-53-SM

APPLICANT—E. I. DuPont de Nemours and Co., owner (Perma Dry Co., Inc., Agent).

MINUTES

SUBJECT—Application filed July 7, 1953—X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials), approval of.

APPEARANCES—

For Applicant: Samuel Esserman.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 539-53-SM October 6, 1953

Subject: X-12 Flame Retardant (For flame retarding fabrics), approval of.

E. I. duPont de Nemours and Co., Delaware, filed July 7, 1953, an application with the Board of Standards and Appeals for approval of the material known as X-12 Flame Retardant (for flame retarding fabrics) under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproofing compound for use in flameproofing fabrics in places of public assembly.

Description

X-12 is a white crystalline powder which dissolves readily in water and forms a solution which is suitable for flameproofing fabrics.

This powder is a mixture based on ammonium sulfamate formulated with phosphate, sulfamic acid and a wetting agent.

Inspection and Test

Samples of fabric, flameproofed with the material X-12 were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test; S. Esserman, E. H. Rieman and D. R. English, representing the applicant, and W. H. Masterson of the Laboratory, in

accordance with the requirements of the Flameproofing Rules of the Board.

Results of the test were as follows:

Four samples were tested; Cotton, Broadcloth; Spun viscose rayon (light weight), Cotton Sheeting and Cotton Twill (awning type fabric). There was no flashing, flaming or glow in any of the samples tested.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as X-12 Flame Retardant as manufactured by the E. I. duPont de Nemours Co., for use as a flameproofing compound on the following fabrics; Cotton Broadcloth, Spun viscose rayon (light weight); Cotton Sheathing and Cotton Twill (Awning Type-fabric); for use as flameproof fabrics in places of public assembly.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory, approved by him, in accordance with the requirements of the Flame Proofing Rules of the Board.

The Committee further recommends that each container in which this material is marketed shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 539-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

* Correction—The word "sulfate" changed to "sulfamate" in the report of the Committee on Test, under the heading of *Description*, in paragraph two thereof.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

Copies of the Official Directory of the City of New York for the year 1954 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record".

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, April 23, 1954* at 10 A. M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regu-

lations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these rules, the following definitions shall apply:

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. For other purposes a dry cleaning establishment shall be as defined in Ch. 19 Adm. Code.

1.2. The term "retail", "retail purposes" and "retail business" shall mean only such dry cleaning establishment performing services on articles conveyed directly by

PUBLIC HEARING

a retail customer to such dry cleaning establishment, or collected directly from the retail customer by such dry cleaning establishment, and directly processing such articles for said customer.

- 1.3. The term "hereafter" or "hereafter established" shall mean established after January 1, 1953.
- 1.4. The term "existing" shall mean established before January 1, 1953.
- 1.5. All other terms used shall be as defined in the Zoning Resolution, Administrative Building Code, Multiple Dwelling Law or Labor Law when not inconsistent with the specific terms defined herein.
- 1.6. The term "spotting or sponging" shall mean the local application of inflammable liquid solvents and other cleaning preparations to remove spots of dirt, grease, paint or stains from wearing apparel, fabrics, textiles or articles of any other sort.

Rule 2. Permits.

- 2.1. It shall be unlawful to maintain or operate any dry cleaning establishment as herein defined without a permit from the Fire Commissioner.

Rule 3. General Provisions.

- 3.1. No dry cleaning unit, system, device, machinery or equipment shall be installed or used unless each such appliance is approved by the Board.
 - 3.1.1. The dry load capacity of any dry cleaning unit for the purpose of these rules shall be rated by the Board on the basis of 2.8 lbs. per cubic foot of the volume of the washing compartment for each washing cycle.
- 3.2. No solvent shall be used in any dry cleaning establishment as defined herein, unless same has been tested and rated by the Fire Commissioner as being permissible under these rules.
- 3.3. Before any premises may hereafter be used for a dry cleaning establishment, plans or diagrams and applications shall be filed with the Department of Housing and Buildings by the owner, lessee or agent of such premises on forms furnished by the Department, and an approval obtained thereon.
- 3.4. Before the Fire Commissioner shall issue or renew a permit pursuant to the Fire Prevention Code and these rules for a dry cleaning establishment existing or hereafter established, he shall require certification from the Department of Housing and Buildings of compliance with these rules.
- 3.5. Before the Department of Housing and Buildings shall approve any existing dry cleaning establishment, there shall be filed on forms furnished by the Department a statement under oath by the proprietor or agent of such existing establishment as to the extent, capacity and equipment of said dry cleaning establishment as the same existed on January 1, 1953.
- 3.6. No non-conforming existing establishment shall be enlarged or extended in any conforming manner or respect, unless it is made to comply in each respect to the requirements for dry cleaning establishments hereafter established.

Rule 4. Restrictions on Locations.

- 4.1. No dry cleaning establishment hereafter established shall be permitted on any floor above the first floor of any building, except when within a fireproof department store, fireproof transient hotel or fireproof passenger terminal.

- 4.2. No dry cleaning establishment hereafter established shall be permitted within any building:

- 4.2.1. which is of wood frame construction;
- 4.2.2. which is classified as a "Public Building" or non-fireproof "Residence Building", pursuant to Section C26-235.0 Administrative Building Code;
- 4.2.3. any part of which establishment is within twenty feet (20 feet) of any Public Building or any non-fireproof Residence Building;
- 4.2.4. the restriction against Non-Fireproof Residence Buildings shall not be applicable when the proprietor of the dry cleaning establishment is the occupant of the residential part of the building.

Rule 5. Egress.

- 5.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 5.1.1. Three foot (3'-0") clear wide aisles shall be provided, affording proper access to all required means of egress. Such required aisles shall not be obstructed in any manner whatsoever.
 - 5.1.2. Required means of egress shall be indicated by signs reading "EXIT" with letters eight inches in height. Where exits are not visible from any area, illuminated directional signs shall be provided indicating direction of travel to such exits. Each exit sign shall be illuminated by a red light of not less than twenty-five watts or equivalent photometric rating. Directional signs shall be the same dimensions as specified in this section for exit signs. It shall be unlawful to obscure in any manner any required means of egress, passageway, exit sign, exit light or directional exit sign.
 - 5.1.3. All required exit doorways shall be arranged to swing outwardly in the direction of the egress.
- 5.2. No dry cleaning unit hereafter installed shall be located more than fifty feet (50') from any exit doorway.

Rule 6. Fire Prevention.

- 6.1. All dry cleaning establishments shall comply with the following:
 - 6.1.1. Be equipped with adequate sand buckets or approved fire extinguishers as the Fire Commissioner may direct.
 - 6.1.2. No device or apparatus employing flame or fire, or which is likely to produce an exposed spark, shall be used in any establishment, except electric apparatus placed at least five feet (5') above floor or approved type of "explosion proof" electric motors.
 - 6.1.3. Electric lighting shall be fitted with keyless sockets, and all switches and receptacles shall be placed at least four feet (4') above floor.
 - 6.1.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallon capacity, with a tight-fitting cover, and when filled shall be removed from the premises and disposed of in a lawful manner.
- 6.2. All solvent shall be received in approved metal containers, not exceeding 55 gallons each, and in such total quantities as may be required for initial charging

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PUBLIC HEARING

of dry cleaning units, plus a reserve supply equal to initial charge. Reserve supply shall be stored outside of area devoted to dry cleaning in well ventilated spaces approved by the Fire Commissioner.

- 6.3. All spotting and sponging shall be done within well ventilated spaces. All solvent used for such purposes shall be contained in an approved metal container, not exceeding two quart capacity.
- 6.4. It shall be unlawful to store any inflammable liquids or solvents in any dry cleaning establishment in excess of five gallons.
- 6.5. No smoking shall be permitted in any dry cleaning establishment. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.
- 6.6. Any heating plant within a dry cleaning establishment shall be a steam or hot water system. No heating plant shall be permitted in the same area or space where dry cleaning units are located, unless such plant shall be placed in a separate ventilated room enclosed by one-hour fire resistive partitions and doors. No heating plant shall be located directly under any dry cleaning unit.
- 6.7. Non-fireproof partitions and ceilings enclosing any dry cleaning establishment hereafter established shall be fire retarded with one-hour fire resistive materials and doors, or in lieu thereof be equipped with an approved automatic wet pipe sprinkler system having its source of supply from the house water system.
- 6.8. All openings from any dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.
- 6.9. Where, in the opinion of the Fire Commissioner, an existing dry cleaning establishment requires additional fire protection facilities for the safety of the occupants or adjoining property, he may order such fire extinguishing appliances as deemed necessary pursuant to Ch. 19 Adm. Code Sec. C19-161.0.

Rule 7. Ventilation.

- 7.1. Every dry cleaning establishment shall be equipped with adequate mechanical ventilation to provide a complete change of air at least once every three minutes of the air volume of such establishment during the

operation of any dry cleaning equipment. Such method of ventilation shall exhaust to the outer air, and be provided with fresh air inlets. Exhaust ventilation shall discharge at least seven feet above any roof or grade and at least five feet away from any other premises, window, door or vent openings.

- 7.2. Any direct equipment exhausts or vents shall terminate to the outer air, at least seven feet (7') above any roof or grade, and at least ten feet (10') away from any other premises, window, door or vent openings.

Rule 8. Operating Precautions.

- 8.1. A printed notice specifying instructions for safe operating methods shall be posted in a conspicuous place in all establishments.
- 8.2. The proprietor of an establishment shall furnish to any person cleaning or servicing a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type gas mask for his personal use during such process. It shall be the duty of the proprietor to enforce this rule.
- 8.3. All dry cleaning establishments shall operate its mechanical equipment only within the hours of 8:00 A.M. and 6:00 P.M. during regular working days. No such work shall be performed on Sundays and legal holidays.

Rule 9. Equipment Installations.

- 9.1. All equipment shall be installed in a manner to minimize noise, vibration, smoke, odors and other forms of nuisances to the occupants or any adjacent premises.
- 9.2. Should the operation of any equipment or conduct of a dry cleaning establishment be declared a "nuisance" by the administrative official having jurisdiction it shall be forthwith abated or removed upon notice to the proprietor and upon failure to do so within a reasonable time, the Permit for the establishment may be revoked by the Fire Commissioner.

Rule 10. Penalties.

- 10.1. Any violation of these rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 17

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 14, 1954, Copy of Petition and Order of Certiorari was served on the Board by Sydney S. Levine, attorney for petitioners, Florence V. Broderick, et al., objecting property owners, seeking a review of the Board's determination on March 9, 1954, granting under Sections 7e and 7f, for a term of ten (10) years, in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and an office; Cal. No. 103-52-BZ, Vol. II; premises 32-27 to 32-35 Francis Lewis Boulevard and 198-02 to 198-08—32nd Road, southeast corner, Bayside, Borough of Queens.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre of the
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman.

PUBLIC HEARINGS

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All hearings are held in Room 1013, Municipal Building,
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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

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257-54-BZ—H.B.B.—40 85th street, south side, 60 ft. east of Narrows avenue (Block 6031, Lot 11), Borough of Brooklyn, Amendment to N.B. 758-53.

258-54-A—F.D.—408-412 East 93rd street, south side, 144 ft. east of 1st avenue (Block 1572, Lots 42-44), Borough of Manhattan, Order #1364-4.

259-54-SA—Westinghouse Unitaires (air conditioner units), Models SU-21, SU-31, SU-51, SU-81, MU-101, MU-151, LU-550, LU640 and LU-850, manufactured by Westinghouse Electric Corp., Air Conditioning Division, Appliance.

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261-54-SM—Dur-O-Wal types S (Standard) and Type EH (extra heavy), manufactured by Dur-O-Wal Products, Inc., Material.

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263-54-A—F.D.—50-09 to 50-19 Roosevelt avenue, north side, from 50th to 51st streets (Block 1319, Lot 30), Woodside, Borough of Queens, Order No. 3070-4.

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265-54-SM—Granette Corlon (Vinyl), manufactured by Armstrong Cork Co., Material.

266-54-SM—Decoresq Corlon (Vinyl), Floor Covering, manufactured by Armstrong Cork Co., Material.

267-54-SM—Custom Corlon Tile (Vinyl), manufactured by Armstrong Cork Co., Material.

268-54-A—H.B.M.—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan, Amendment to Alt. 119-54.

269-54-BZ—H.B.Q.—109-27 114th street, east side, 212.5 ft. south of 109th avenue (Block 11595, Lot 56), Richmond Hill, Borough of Queens, Alt. 417-54.

270-54-A—H.B.Q.—109-27 114th street, east side, 212.5 ft. south of 109th avenue (1st floor); (Block 11595, Lot 56), Richmond Hill, Borough of Queens, Alt. 416-54.

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790-49-A—Vol. II—H.B.Q.—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (cellar); (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens, Alt. 120-54.

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359-50-SA — ABC-O-Matic Home Laundry Automatic Washer, Model 50 (reopened for test and report as to additional models), manufactured by Altorfer Bros. Company, Appliance.

130-52A—Vol. II—F.D.—3536 Peartree avenue, north side, 150 ft. east of Boston Post road (Block 5283, Lot 48), Borough of The Bronx, Order No. 740-4.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 27, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 27, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 1.28 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

Laid over from March 9, 1954, to April 27, 1954, for inspection and decision by Board; hearing closed.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, owner.

SUBJECT—Application, July 3, 1953, reopened October 20, 1953 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit for a term of 15 years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted, and to permit the parking of more than five motor vehicles in conjunction with existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen Court, northwest corner and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

Laid over from March 30, 1954, to April 27, 1954; the applicant to file a correct affidavit as to ownership.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed; then to April 27, 1954, awaiting records from the Department of Housing and Buildings.

731-30-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Morris Rosenberg, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. III—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit rearrangement of curb cuts, storage tanks and dispensing pumps.

PREMISES AFFECTED—193-203 Central avenue and 1288-1294 Myrtle avenue, southeast corner and 107 Stockholm street (Block 3244, Lots 4 and 6), Borough of Brooklyn.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

CALENDAR

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

842-53-BZ

APPLICANT—Maxfield Blaufeux, for Norma and Irma Greystone, owners.

SUBJECT—Application November 25, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the demolition of existing one car garage, and the erection and maintenance of a two car garage nearer to the side and rear lot lines than is permitted, and using more than the area permitted, for residence and garage.

PREMISES AFFECTED—660 East 17th street, west side, 80 ft. 4½ in. south of Foster avenue (rear building); (Block 5237, Lot 103), Borough of Brooklyn.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing,

motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 27, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 27, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

546-53-A

APPLICANT—Ingram S. Carner, for Schurman Silk Dyeing Corp., owner.

SUBJECT—Application July 14, 1953—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—1022-1024 Myrtle avenue, south side, 81 ft. 1½ in. east of Sumner avenue (Block 1585, Lot 9), Borough of Brooklyn.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

189-54-A

APPLICANT—M. Martin Elkind, for White Castle System, Inc., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—440-446 Utica avenue and 935 East New York avenue, northwest corner (Block 1430, Lot 34), Borough of Brooklyn.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

98-54-A

APPLICANT—Howard H. Snyder, for Erwin Construction Corp., owner.

SUBJECT—Application February 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th Street, south side, 325 ft. west of 5th avenue (5th floor); (Block 1273, Lot 51), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision; hearing closed.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision by the Board; hearing closed.

CALENDAR

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

Laid over from April 20, 1954, to May 4, 1954, for inspection and decision; hearing closed.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

Laid over from April 20, 1954, to May 4, 1954, for inspection and decision; hearing closed.

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application reopened April 6, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened February 24, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a new addition to existing amusement center building, with illuminated business sign on building.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65 and part of Lot 73), Borough of The Bronx.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the park-

CALENDAR

ing of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

HARRIS H. MURDOCK. *Chairman.*

MAY 4, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

CALENDAR

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

650-53-A

APPLICANT—Julius Eckmann, for Marguerite Corp., owner.

SUBJECT—Application August 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

226-54-A

APPLICANT—Morris Rothstein and Son, for Kali Co., owner.

SUBJECT—Application filed April 2, 1954—pursuant to section 310 of the Multiple Dwelling Law for variation of section 4(33) of the Multiple Dwelling Law re required open spaces.

PREMISES AFFECTED—141-05 to 141-15 Pershing Crescent, north side, 333.73 ft. west of Lander street and 84-57 Main street (Block 9714, Lot 18), Briarwood, Borough of Queens.

140-54-A

APPLICANT—Samuel Rosenblum, for Yemmasse Corp., owner.

SUBJECT—Application filed February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—308-316 East 48th street, south side, 100 ft. east of 2nd avenue (Block 1340, Lot 44), Borough of Manhattan.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner), for Second Riverdale Corp., owner.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit, #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Eder Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

CALENDAR

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple street, (Block 5153, Lot 1), Flushing, Borough of Queens.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol.

II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for applicant to file revised plans and for decision by Board.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for decision after applicant has filed revised plans; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for inspection and decision; hearing closed.

CALENDAR

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application June 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street (Block 3422, Lot 134), Borough of The Bronx.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hyland boulevard, southwest corner of Hopkins avenue (Block 4987, Lot 25), Bay Terrace, Borough of Richmond.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into set back area, and to permit the off street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hyland boulevard, northwest corner of Spratt avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

812-53-BZ

APPLICANT—Carl H. Salminen, for Antonio Scalone, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the maintenance of existing two family dwelling without the required set back from street line.

PREMISES AFFECTED—15-08 Francis Lewis boulevard, south side, 76.29 ft. east of 155th street (Block 4724, Lot 56), Whitestone, Borough of Queens.

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 18, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a 1½ times height district the extension of ninth floor of existing hospital without the required set backs.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street (Block 1950, Lot 14), Borough of Manhattan.

911-53-BZ

APPLICANT—Fred C. Dahlem, for Trebuhs Realty Co., Inc., owner (The Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit extension of business use into residence use district portion of plot.

PREMISES AFFECTED—402 East 54th street, south side, 94 ft. east of 1st avenue and 980 1st avenue (Block 1365, Lots 46 and 47), Borough of Manhattan.

CALENDAR

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubratorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 11, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 11, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

653-53-A

APPLICANT—J. Ryback & Co., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

734-53-A

APPLICANT—Daniel Moore, for Park of Edgewater Inc., (owner of land) and William A. Daulton (owner of building).

SUBJECT—Application October 14, 1953—filed pursuant to section 35, General City Law re building located in bed of a proposed street—Longstreet avenue.

PREMISES AFFECTED—East side of Longstreet (proposed), 87 ft. south of Sampson street (proposed); (Block 5517, part of Lot 61), Bungalow 82-B, Park of Edgewater, Borough of The Bronx.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 18, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

781-53-BZ

APPLICANT—Maxfield Blaufeux, for Florbaum Realty Corp., owner.

CALENDAR

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.
PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.
 Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

890-48-BZ—Vol. II

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner (John Dursi Inc., lessee).

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under sec-

tion 7c of the zoning resolution, to permit in a residence and business use, B area district the relocation of ramp to cellar, and the cutting of new opening in west wall of repair shop, giving access from Hughes avenue, (previously granted by the Board, the extension to existing one story auto show room to be used as a new parts department with a mezzanine using more than the area permitted).

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue; 2509 Belmont avenue and 2512 Hughes avenue (Block 3078, Lots 48, 54, 56 and 59), Borough of The Bronx.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4 $\frac{5}{8}$ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4 $\frac{5}{8}$ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

887-53-BZ

APPLICANT—Latham C. Squire, for Scandinavian Airlines Systems, Inc., owner.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with off street parking in the residence use portion of plot and with a business entrance in residence use district.

PREMISES AFFECTED—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

MAY 18, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 18, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant.

CALENDAR

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D. V. M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JUNE 1, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 1, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J. R. V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

BOARD OF STANDARDS AND APPEALS

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 20, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 30, 1954 and April 6, 1954 were approved as printed in the Bulletins of April 6, 1954 and April 13, 1954, Vol. 39, Nos. 14 and 15.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under 7e of the zoning resolution, to permit in a residence use district, the change in use from factory (candy) to offices, warehousing and distribution of photographic products and its incidental processing and packaging for term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, Harry Lax and Albert Coenen.

For Opposition: Ruth Ranson and William Gilligan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954 at 10:00 A. M. for inspection and decision; hearing closed.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol.

II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupation from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, for applicant to file revised plans and for decision by Board.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

MINUTES

For Opposition: Seymour R. Candee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954 at 10:00 A. M. for inspection and decision without further argument.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Milton D. Pitrides.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. at request of the applicant's representative and for submission of name of proposed tenant.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: Milton D. Petrides.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II (decision of the borough superintendent) under sections 7f and 7i, of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include, gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street, and 125 Walker street (Block 198, Lots 5, 8, 10, 11, 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954 at 10:00 A. M. for inspection and decision without further argument; hearing closed.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marine and Aviation, City of New York, owner.

SUBJECT—Application April 20, 1953—(decision of the Dept. of Marine and Aviation) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier; all for a term of 15 years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Jerome B. Slavin and Samuel A. Slavin.

For Opposition: Elin W. Elin, Sylvia Dunphy, Mrs. Paturge, Evelyn S. Brand, Jacob Grossman, Aaron Kaplan, Howard Brand and Carmela Sandalena.

For Administration: C. Ferrier, Dep't of Marine and Aviation.

ACTION OF BOARD—Laid over for inspection and decision; date to be set. Applicant to furnish copy of agreement with the Department of Marine and Aviation and copy of lease.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100) Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, at 10 A. M., awaiting records from the Department of Housing and Buildings.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E.I.G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph P. Fiori.

For Opposition: Gustav R. Roesch and Edw. Hoffman, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954 at 10:00 A. M. for inspection and decision without further argument; hearing closed.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

MINUTES

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for decision after applicant has filed revised plans; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for inspection and decision; hearing closed.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area dis-

trict, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954 at 10:00 A. M. for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue, and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb and Sam Metsch.

For Opposition: Gerard A. Cartier, James C. Sargent, Frederick L. Hackenberg, Jr. and Anna Skouba.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 10 A. M. for further consideration and inspection; hearing closed.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7e, 7c and 7h of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr and Rudolph Bruer, Jr.

For Opposition: Mac M. Morddchay, Mrs. Kern, Murray J. Fox, Mrs. Icherlson, Julianna Filep, Elaine Cherkas, Fred Schneider, Mrs. G. Tuvish, Mrs. Grizarich, Florence Seibold and Thomas V. LaFanci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954 at 10:00 A.M. for inspection and decision without further argument; hearing closed.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand molds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

MINUTES

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph G. Blum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 10:00 A.M. for inspection and decision; hearing closed.

194-53-BZ

APPLICANT—Frank Straub, for David Reader, owner.

SUBJECT—Application March 20, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sales of accessories and office; and to permit the parking of more than five motor vehicles, for a term of twenty years.

PREMISES AFFECTED—2035 Bronxdale avenue, south side, 60.83 ft. west of Hunt avenue (Block 4258, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Straub and David Reader.

For Opposition: Bernard Margolis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. Applicant to consider filing new application with additional area and changed arrangement.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

826-53-BZ

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), and to permit the off street parking of customer's and employee's cars, on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union Turnpike, southeast corner of 260th street (Block 8677, Lot 61), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee and G. Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice. The premises and surrounding area were inspected by a committee of the Board, which gave the application due consideration and suggested that the application be withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application, June 25, 1953, reopened July 7, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7A, 7c, and 21 of the zoning resolution, to

permit in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue (Block 10689, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 7, 1953 after due notice by publication in the Bulletin; laid over to April 20, 1954, for decision after applicant has filed revised plans as suggested; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class ½ height district; Hillside avenue is in local retail and retail use, D area, class ½ height districts; Braddock avenue is in local retail and retail use, D, F and G-1 area, class ½ height districts; Springfield boulevard is in residence and local retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1953 acting on N. B. Applic. 7122-52 and superseded by N. B. Applic. 7122-52 dated January 8, 1954, reads:

"1. Proposed construction of a gasoline service station, retail sales, car laundry, lubritorium, minor motor vehicle repair in a local retail use district is contrary to Art. II Sect. 4-c of the Zoning Resolution.

2. Proposed roof sign is contrary to Art. II, Sect. 4(49) of P. c Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 182.41 ft., 224.75 ft. and 98.53 ft. triangular in shape, on which is located a gasoline service station, for which certificate of occupancy No. 23028-26 has been filed; that it is proposed to demolish existing service station building and to erect a new building 51 ft. by 30 ft., irregular, one story, 14 ft. in height, of class 3 construction, to be used as lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; that it is further proposed to erect a sign above roof of proposed accessory building; and

WHEREAS, the applicant contends that on June 14, 1953 the Board of Estimate approved Final Map No. 146 for the widening of Braddock avenue and of Springfield boulevard; that, however, no service station improvements are contemplated in the bed of either mapped street; that the existing gas station was erected in 1926 under a variance granted by the Board on May 4, 1926 under Cal. No. 1169-25-BZ and on July 2, 1926 certificate of occupancy No. 23028 was issued for a gas station; that at present the property is improved with a one story stucco building, approximately 18 ft. by 18 ft., containing an office, toilets and heater room; that there are eight 550 gallon gas tanks, three pump islands, two sign poles and an outside lift for lubrication; that a small portion of the unimproved area is paved with concrete and the balance is unpaved; that there is no curbing on any of the abutting streets; that the owner now desires to demolish the existing service station building and to erect a new two-bay building; that the proposed building is to be approximately 51 ft. wide and 30 ft. deep and is to accommodate, in addition to the office, a lube bay and a thru-drive wash bay, ladies' and men's restrooms and storage room; that the construction will consist of concrete foundations

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and floors, block walls and wood roof, with a low roof over the office portion and a free-standing illuminated sign at the leading edge of the canopy around the office; that it is believed that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that three new sign poles are proposed and three new 2-pump islands as well as two pumps facing Hillside avenue, with nine new 550 gallon storage tanks; that the existing lift is to be removed and the entire unimproved area will be paved with asphalt; that all of the foregoing improvements will be confined within the property lines and in addition, the entire sidewalk area will be paved with concrete and provided with curbing and curb cuts; and

WHEREAS, the applicant further contends that each of the three streets abutting this property is an important vehicular thoroughfare, with ever-increasing traffic; that the station was erected in 1926 according to the standards and requirements of that day, and does not meet the present-day requirements of either the public or progressive service station operation; that the proposed modernization will improve the necessary neighborhood facility which this service station represents in serving residents in this community and will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure; that it will also tend to increase property values and the City's tax income; that the owner is at present under a special and unique hardship in respect of the property involved in this application; that by reason of its inability to effect the proposed improvements and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; and

WHEREAS, the following is a copy of a letter dated August 17, 1953, received by the Board from the office of the President of the Borough of Queens:

"In reply to your communication of July 31, 1953 relative to the proposed widening of Springfield Blvd. and Braddock Avenue, I wish to advise you that Springfield Blvd. and Braddock Avenue are indicated at a width of 80 feet and 100 feet on Section 146 of the Final Map of the Borough of Queens, adopted by the Board of Estimate and Apportionment on June 14, 1935.

There are indicated widenings of about 10 feet on the northeast side of Springfield boulevard, an irregular widening of 15 to 18 feet on the southerly side, and 32 to 35 feet on the northerly side of Braddock Ave. There is no proceeding pending to acquire title to the proposed width of these streets."

and

WHEREAS, the applicant states that the owner has held title to the property since August 20, 1948 by inheritance from husband who owned it since April 22, 1925 and further states the land is assessed at \$36,000 and buildings at \$4,000, making a total of \$40,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant has amended the application to include section 7, subdivision i; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision c, to permit the legally existing gasoline service station to be reconstructed and rearranged substantially as indicated on plans filed with this application marked "received June 25, 1953" (five sheets), as amended by revised plans marked "received April 15, 1954" (four sheets), *on condition* that all buildings and uses shall be removed from the premises; that the premises shall be leveled substantially to the grade of the surrounding streets; that the premises shall be so reconstructed substantially as shown on such

revised plans marked "received April 15, 1954" (four sheets), and maintained within the lines of the streets as proposed to be widened; that the accessory building shall have no cellar below and shall be of design and arrangement as indicated on such revised plans and may be faced on the outside with a porcelain enamel of matte white color with green striping; that the pumps shall be not nearer than fifteen feet to the street building line of Hillside avenue as shown, or nearer than ten feet to the building lines on Springfield Boulevard and Braddock avenue; that such pumps shall be of a low approved type; where not occupied by accessory building and pumps, the balance of the premises shall be paved with concrete or asphaltic pavement; that the number of gasoline service tanks shall be limited to a total of twelve-550 gallon tanks; that the sidewalk and curbs around the premises shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts shall not exceed the widths as shown on such revised plans; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to the two permanent signs attached to the facade or directly above the parapet as shown on such revised plans, advertising only the name of the company and the insignia and the illuminated globes to the pumps, excluding all roof signs and all temporary signs but permitting the erection and maintenance within the three points as shown of signs displaying the company insignia illuminated at top of such sign poles; that there shall be no protecting roofing over the gasoline islands, but there may be a lighting trough as shown, sufficient in width only for such lighting; that the accessory building shall in all other respects comply with the requirements of the building code; that equipment within such building for servicing and for greasing shall be of the hydraulic type; and there shall be no greasing pits; that under section 7, subdivision i, there may be minor repairing with hand tools maintained only within the accessory building; that all permits shall be obtained and work completed within the requirements of section 22A of the zoning resolution.

718-29-BZ—Vol. II

APPLICANT—Robert Williamson, for Santini Realty Co., Inc., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use B area district, the demolition of existing three story dwelling, and the erection and maintenance of a one story structure to be used as stores, using more than the area permitted.

PREMISES AFFECTED—2016-2022 Grand Concourse, southeast corner of Bush street (Block 2182, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Williamson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 16, 1953 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Grand Concourse are in a residence use, B area, class 1¼ height district; Bush street

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is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1953 acting on N.B. Applic. 553-53, reads:

"1. The construction of stores in a Residence Use District is contrary to Art. II Sect. 3 of the Z. R. and Art. IV Sect. 12 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 34.08 ft. and 93.88 ft. frontage by 60.81 ft. in depth, irregular, on which is located a three story frame dwelling (vacant); that it is proposed to demolish the existing three-story dwelling and erect a building 93.88 ft. front by 47 ft. in depth, irregular, one story, 13 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the cost of this site, which has been in the ownership of the Santini family for 25 years, is \$34,744.51; that the property, until 1952, has always been rented and during the past 22 years has brought in gross annual rentals, ranging from a low of \$900 and a high of \$1,800; that during this period the property has been carried at a cumulative loss, aggregating \$10,733; that the major item of carrying charges is the city real estate tax which amounts to \$1,190 for the year 1952-53; that until January 1952 the property was operated as a rooming house but has been vacant since that time; that if permission is granted for the erection of a business building, it will enable the owner to utilize the property for its best use; that there are other business uses in the immediate vicinity of the site on the Grand Concourse; that this site is presently zoned to permit the erection of a multi-family apartment building for residential use; that the plot is not sufficiently large to permit such use and could only be thus used if the several plots to the east were added to it, to provide the necessary plottage to make the venture economical; that this has proved impossible in the past; that on at least 5 occasions, the owner has endeavored to assemble the necessary plot or has cooperated with others having the same object in view, but as soon as any sign of activity in this direction has been noted, the prices of the interior plots have skyrocketed to prohibitive levels; that another factor contributing to the owner's hardship and practical difficulty is that the building on the site is vacant and although it has been boarded up it has been broken into and valuable fixtures have been ripped from the walls, at great damage to the owner; that it is too costly to maintain a watchman at the site and, good as the policing of the neighborhood is, the coverage cannot insure against a recurrence of this vandalism; that as the site now stands it cannot be said to beautify the neighborhood and the erection of the proposed building will be a distinct improvement; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 553/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

271-48-BZ—Vol. II

APPLICANT—Simeon Heller, for Herbert Kramer, owner.
SUBJECT—Application, October 10, 1951, reopened June 30, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office;

and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis boulevard and Willets Point boulevard, southwest corner (Block 4876, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: S. Heller and Herbert Kramer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 30, 1953 subject to regular procedure, to consider under section 7f; and

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Francis Lewis boulevard and Willets Point boulevard are in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1951 acting on N.B. Applic. 1678-51 and superseded by N.B. Applic. 1678-53, dated December 3, 1953, reads:

"1. Use of premises located in a local retail use district as gasoline service station, lubritorium, office and sale of auto accessories, minor repairs with hand tools and parking for more than five cars waiting to be serviced is contrary to Art. II Sec. 4-C of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 111.07 ft. by 132.62 ft. by 162.96 ft., triangular in shape, presently vacant; that it is proposed to erect an accessory building 55 ft. by 30 ft., one story, 14 ft. in height, of class 3 construction, to be used as office, lubritorium, motor vehicle repairs; that it is further proposed to install nine 550-gallon gasoline tanks and six dispensing pumps, and to install two curb cuts on Willets Point boulevard and one on Francis Lewis boulevard; that it is also proposed to permit the parking of motor vehicles; and

WHEREAS, the applicant contends that in 1948 this area was almost entirely vacant; that there were few houses in a 10 or 15 block radius and therefore there was little need for this station, except for transient traffic; that since that time the area has been built up and in a very short time will house thousands of families; that just diagonally across the street is a large housing development which houses over 2,000 families; that from 300 to 400 new residences have been constructed in the immediate neighborhood in the last few years; that a large shopping center has been constructed across the street and more stores are being planned; that there is a distance of over one mile in each direction along Francis Lewis boulevard to the nearest gas station; that most of the new residents in this area own cars and if no service station is provided will have to drive this distance to secure service; that this change in the surrounding area has become so marked that the local civic society has reversed its previous stand of 1948, when it opposed the gas station, and now has informed the owners of the property that they see the necessity for the station and hope it will be installed if proper safeguards are provided; that the Board is therefore requested, in view of the change in neighborhood conditions and the marked need for a gas station in this area, to reconsider its original action and permit the erection and maintenance of this use for a period of fifteen years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

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WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1678/41, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application reopened March 23, 1954 for consideration as to extension of term of variance re Application (decision of the borough superintendent) under section 21 of the zoning resolution, permitting in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

APPEARANCES—

For Applicant: S. Greenhill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of December 19, 1950 reaffirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 4

Negative 0

THE RESOLUTION—

WHEREAS, on December 19, 1950 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on March 23, 1954 and set for hearing on April 20, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; (time to complete expired December 21, 1951 and no work has been done); and

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1954 acting on amendment to N.B. 252-50, reads:

"15. Board of Standards and Appeals Resolution 315-50-BZ dated Dec. 14, 1950 stipulates that 'all permits shall be obtained and all work completed within one year from the date of this resolution'."

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* the resolution adopted on December 19, 1950, on condition that all requirements of said resolution shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

665-53-BZ

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph D. Simone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for applicant to file revised plans showing additional means of exit from the cellar and a sprinkler system; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 5th avenue and 91st street, are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 11, 1953 acting on Alt. Applic. 3154-53, reads:

"4. Total area for manufacturing in Bldg. not to exceed area of lot as per Art. II sect. 4 par. C of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 37 ft. frontage by 101 ft. in depth, on which is located a building 30 ft. front, 94 ft. in depth, 3 stories, 34 ft. 8 in. in height, of class 3 construction, used as cutting room, store room in cellar, light manufacturing on 1st, 2nd and 3rd floors, for which certificate of occupancy No. 3142-22 has been filed, giving cellar as store room and boiler room; that it is proposed to permit the continuation of cellar as a cutting room; and

WHEREAS, the applicant contends that this building was erected in 1909 as a two-story and mezzanine, occupied in the cellar, ordinary; 1st floor, moving picture theatre; 2nd floor and mezzanine, manufacturing; that in 1920 the building was altered so that it became a full three-story building by raising the roof and converting the mezzanine to a complete third floor; that certificate of occupancy No. 3142 was issued on September 9, 1922 providing for the occupancy of the building as light manufacturing; that the work provided for in the 1920 alteration included the erection of a new fireproof stair and enclosure and the installation of an iron outside stairway at the rear from the 2nd and 3rd floors to the yard; that the manufacturing being carried on in the upper floors of the building require that very long cutting tables, about 4 ft. in width, be used, on which many thicknesses of material are *electrically* cut from a pattern; that these cutting tables consume so much space that they were set up in the cellar, where the cutting is being done; that the Department of Housing and Buildings issued a violation for the work being done in the cellar; that as to objection 4 issued by the borough superintendent, this building was legalized for manufacturing use in 1920 permitting 100% of each floor to be so used; that certificate of occupancy No. 3142 was issued on September 9, 1922 and is currently in force; that the plans approved in 1920 as Alt. 1946-20 designated the cellar use as store room; that the net area of each floor which could legally be used for manufacturing under certificate of occupancy No. 3142 is 2,376 sq. ft., and for three floors for which the area could legally be used for manufacturing is 7,128 sq. ft.; that the area actually being used for manufacturing is, cellar, 1210.95 sq. ft.; 1st floor 2095.25 sq. ft.; 2nd floor, 2232.25 sq. ft.; 3rd floor, 2228 sq. ft.; area permitted, 7,128 sq. ft.; excess area, 638.45 sq. ft.; percentage of excess, 9%; that the cellar will never have more than 4 occupants and will be used only for a few hours, two or three days a week; that the work performed consists of laying many layers of fabric on the long cutting tables; that an electric cutter is then used to cut the entire

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thickness of fabrics to a pattern and the cut fabrics are then brought upstairs to the sewing rooms; that it is therefore requested that the Board grant the relief sought in view of the limited amount of work being done, the small area of space being used and the few times a week the cellar will be occupied; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the space in the cellar to be occupied as proposed for factory work as indicated on plans filed with this application marked "Received September 9, 1953," 1 sheet, and "January 13, 1954," 5 sheets, and "April 13, 1954," 1 sheet, *on condition* that the requirements of such space shall comply in all other respects with all laws, and rules relative thereto, and to the occupancy other than as modified by the Board this day under Cal. #666-53-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and a new certificate of occupancy shall be obtained.

666-53-A

APPLICANT—Kitzler and Nurick, for George Massabni, owner.

SUBJECT—Application September 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9108-9110 5th avenue, west side, 50 ft. south of 91st street (Block 6087, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph D. Simone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1953, acting on Alt. Applic. 3154-53, reads:

"1. Exits from all floors including cellar to comply with Sec. 270 Labor Law.

(2 story & balcony building was erected in 1909; 3rd story erected in 1920.)

3. Second floor to be adequate for 120 lbs. per sq. ft. live load as per Sec. 7.3.2.3 Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 34 ft. 8 in. in height; 30 ft. by 94 ft. in area, of Class 3 construction; erected 1909; located on a lot 37 ft. by 101 ft. in depth; in a business use, B area, Class 1¼ height district, and used and occupied since 1921: cellar, cutting room, 4 persons; 1st floor manufacturing wearing apparel, 20 persons; 2nd floor, manufacturing wearing apparel, 40 persons; 3rd floor, manufacturing wearing apparel, 40 persons; no change in use or occupancy is now proposed; that the building is provided with one 3 ft. wide interior steel stairs, brick enclosed, equipped with kalamein self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the rear of the building, extending to roof by stairs and to yard by stairs, with egress direct through the yard to the street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building was erected in 1909 as a 2-story and mezzanine building to be

occupied as follows: cellar, ordinary use; 1st floor, moving picture theatre; 2nd floor and mezzanine, manufacturing; that in 1920, the building was altered to a 3-story building by raising the roof and converting the mezzanine to a complete 3rd floor; and Certificate of Occupancy 3142 was issued September 9, 1922, providing for the use of the building as a factory; that the alteration involved, including the erection of a new fireproof stair and enclosure; the installation of an outside iron stairway at the rear from 2nd and 3rd floors leading to yard; that the manufacturing being carried on in the upper floors of the building require long cutting tables about 4 ft. in width upon which material is cut from a pattern; that these cutting tables consume so much space that they have been set up in the cellar, where the cutting is now being done and a violation was issued by the Borough Superintendent due to this cellar use; and

WHEREAS, the applicant contends as to Objection 1, issued by the Borough Superintendent, that the building was actually erected in 1909 as a factory and motion picture theatre; that under Alt. Applic. 1946-1920, the full story was merely created to replace the mezzanine and the Department of Housing and Buildings at that time approved the plans and applications as complying with Section 271 of the Labor Law; that since no structural change are now contemplated, it is requested that the existing 3 ft. wide iron stair with fireproof enclosure and a rear iron outside stair be accepted for the upper three floors as satisfactory egress; that from the cellar there is an exit stair leading through the north wall to the side yard, in addition to the fireproof enclosed stairway at the front; that this stair is partially of wood and partially of concrete; that the door is 3 ft. wide and of wood; that although this stairs is of substandard construction, it can be maintained for use in an emergency; that in view of the fact that the cellar will not have more than four occupants at any one time it is requested that the Board accept the existing exit facilities from the cellar as adequate; and

WHEREAS, the applicant contends as to Objection 3, issued by the Borough Superintendent, that since no heavy machinery nor heavy materials will be used, it is requested that the existing live load capacity be accepted; that the 1st and 3rd floors are now adequate for 120 lbs. per sq. ft. live load; that certificate of occupancy No. 3142 issued in 1922, upon completion of Alt. 1946 of 1920, was based upon a plan which indicated the 2nd floor joists to be 3 in. by 12 in. long leaf yellow pine, 12 in. on centers, which were nominally good for 93 lbs. per sq. ft. live load; that under the present code, the net size of the joists reduced this figure to 87 lbs. per sq. ft.; that since the existing live load capacity was approved under Alt. Applic. 1946-1920 and since the manufacturing being done is of the light type, it is requested that the Board accept the existing live load.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3154-53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection No. 1, only as to exits in the cellar, *on condition* that such exits shall be maintained as shown on revised plan marked "Received April 13, 1954," 1 sheet, and that all exits in the building shall comply with the requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the requirements of the resolution as adopted this day under Cal. No. 665-53-BZ, shall be complied with; as to Objection No. 3, that the live load of the 2nd floor may be continued as permitted by the Borough Superintendent in 1922, and as evidenced by Certificate of Occupancy No. 3142; that such signs showing such live load shall be posted on the 2nd floor and the use of the floor shall not be permitted to exceed such live loading.

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application September 30, 1953—re Application

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(decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a local retail use district, the re-erection and maintenance of a former gasoline service station, car-wash, lubritorium, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 127-42 Farmers boulevard, northwest corner (Block 12494, Lot 1), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, to obtain Fire Department records; then to April 20, 1954, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1½ height districts; Merrick boulevard is in local retail and retail use, D area, class 1½ height districts; Farmers boulevard is in local retail and manufacturing use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1953 acting on N.B. Applic. 3621-53, reads:

"1. Proposed erection of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales, parking and storage of motor vehicles on a lot in a local retail district is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 99.64 ft. in depth, presently vacant, except for five 550-gallon gasoline tanks which were part of former gasoline service station, for which certificate of occupancy No. 49147-32 has been filed; that as of July 25, 1916 the premises were in an unrestricted use district and a class 1 height district; that the present local retail use district became effective on January 21, 1947 and the present ½ height district became effective June 30, 1952; that it is proposed to redevelop the plot to its former use of a gasoline station consisting of twelve 550-gallon storage tanks and four gasoline pumps; that a new accessory building will have a frontage of 67 ft. and a depth of 28 ft., one story in height, of class 3 construction, and contain the conjunctive uses of car wash, minor auto repairs, lubritorium, storage and salesroom; that a part of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises are presently vacant except for five 550-gallon gasoline storage tanks which were part of a gas station installed under N.B. 824/32 and certificate of occupancy No. 49147; that this gas station contained an accessory building which was used as a repair shop, car wash, office and lubritorium; that the fire department issued permit Alt. 1475-32 for a gasoline filling station including five 550-gallon gasoline tanks, three gasoline pumps, repair shop and a non-storage garage; that this gas station was in continuance use until 1941 at which time the tanks were sealed and the pumps removed; that the gas station was abandoned during the war and the building removed; and

WHEREAS, the applicant further contends that there are many non-conforming uses within the affected area; that block 12494, lot 18 contains a gas station and motor vehicle repair shop; lots 14 and 9, motor vehicle repair shop; lot 8, roller skating rink; lot 92, iron works; block 12983, lot 28, motor vehicle repair shop; block 12492, lot 1, welding

room; block 12541, lot 50, gas station; that block 12698 is in an unrestricted zone directly opposite the site in question and is developed with unrestricted uses as follows: lot 53, lumber yard; lot 1, open storage of auto parts; that Merrick boulevard has developed under purely unrestricted lines and in addition much of the affected area opposite the site is in an unrestricted zone; that inasmuch as the former gas station was a legal use and as evidence of its existence still remains and as the plot could not be used for a conforming use since 1941, it would be a hardship on the owner to prevent him from developing the site with its former use and with the only feasible use that could be developed on the site; that Merrick boulevard is not used by the public as a shopping center and therefore a store use on the site would not be feasible; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, it was stated in the Fire Department folder that the gas station was on these premises, 100 by 100 ft., from 1933 to 1941 with 5 buried 550 gallon tanks and permitted storage of 2750 gallons of gasoline, 100 gallons of oil and 50 gallons of kerosene, and on November 1, 1941, the Fire Department was notified by the owner that the premises were no longer occupied as a gasoline station and the pumps were removed and the tanks were sealed to the satisfaction of the Fire Commissioner; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the reconstruction and reuse of the gasoline station use as previously permitted up to 1941, and to be arranged and constructed as indicated on plans filed with this application marked "Received September 30, 1953," 4 sheets, *on condition* that the premises shall be constructed and arranged as indicated on such plans; that there shall be no cellar under the accessory building; that the accessory building shall be of the general design and type as indicated and as arranged for servicing as thereon shown, and to be constructed of face brick on the exterior; that pumps shall be of a low approved type and shall be not nearer than 15 ft. to either street building line; that the sidewalks and curb around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the curb cuts shall be limited to two 30 ft. curb cuts to Merrick boulevard and two 30 ft. curb cuts to Farmers boulevard, located where shown with no curb cut nearer than 5 ft. to a lot lines as prolonged; that at the intersection within the building line there shall be erected and maintained a block of concrete not less than 12 in. in height and extending for a distance of not less than 5 ft. along either building line from the intersection; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs and all signs painted on walls of adjoining buildings but permitting the erection within the building line at the intersection of a post standard for supporting a sign which may be illuminated advertising the brand of gasoline on sale only and permitting such sign with two leaves to extend beyond the building line for a distance of not more than 4 ft. over the Merrick boulevard building line and the Farmers boulevard building line; that under Section 7, Subdivision i, there may be minor repairs for adjustments only with hand tools and maintained solely within the accessory building; that where not occupied by accessory building and pumps the premises shall be paved with concrete or asphaltic pavement; that under Section 7, Subdivision h, for a term of five years, there may be parking and storage of motor vehicles awaiting service or having been serviced; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section

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22A of the zoning resolution and a certificate of occupancy shall be obtained.

709-53-BZ

APPLICANT—Burke, Green and Groh, for Oblong Realty Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing warehouse using more than the area permitted.

PREMISES AFFECTED—103-40 178th street, northwest corner of 104th avenue (Block 103.30, Lot 120), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954 for consideration and decision by the Board; the premises have been inspected by a committee of the Board prior to hearing; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 178th street are in an unrestricted use, C and D area, class 1 height district; 104th avenue is in retail and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1953 acting on Alt. Applic. 1386-53, reads:

"1. The occupancy of more than 70% of the lot in a 'D' district is contrary to Art. IV, Sec. 14 Subsection (c) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 260 ft. in depth, on which is located a building 190 ft. front by 96 ft. in depth, one story in height, of class 3 construction, used as a warehouse, for which certificate of occupancy No. 88495-53 has been filed; that it is proposed to extend the existing building 60 ft. by 96 ft., one story in height, to be used as warehouse, factory and loading area; and

WHEREAS, the applicant states that a portion of the property within 100 ft. of Liberty avenue (30 ft. of the subject property) is in a C area district and the remaining portion is in a D area district; that the height, use and area designations have not been changed since July 25, 1916; and

WHEREAS, the applicant contends that the owner purchased the property in 1946 and finished construction, in 1952, of a warehouse for the storage of metal products; that on April 14, 1953 a certificate of occupancy No. Q-88493 was issued, which permitted a factory, warehouse and loading area; that due to crowded facilities of the existing building the owner wishes to erect an extension which will include an area of 60 ft. in width by 96 ft. in depth; that the use of the new premises will be the same as the former, namely, factory, warehouse and loading area; that this appeal is made to the Board because the area requirements of the D area district cannot be met and to conform with D area requirements would be both impractical and not of uniformity with the general structure of the existing buildings; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, and due consideration was given to the objections of the adjoining owners, which apparently was to the manufacturing use, which is permitted here as it is an unrestricted district; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension in area, substantially as proposed and as indicated on plans filed with this application, marked "Received October 2, 1953" (3 sheets) and "February 26, 1954" (5 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all equipment shall be arranged so that as far as possible noise therefrom can be eliminated or reduced; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

756-53-BZ

APPLICANT—Siegel and Green, for Rosedale Engineering Corp., owner.

SUBJECT—Application October 9, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service and oil selling station, lubritorium, auto wash, motor vehicle repairs, sales room and office, for a term of fifteen years.

PREMISES AFFECTED—1000-1008 Wheeler avenue and 1501-1509 Bruckner boulevard, northeast corner (Block 3713, Lot 5), Borough of the Bronx.

APPEARANCES—

For Application: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Wheeler avenue and Bruckner boulevard are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1953 acting on N.B. Applic. 1053-53, reads:

"1. Proposed gasoline service and oil selling station and accessory building for salesroom, lubritorium, auto washing and minor repairs in a Residence Use District is contrary to Art. II, Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a gasoline service station and accessory building, with an underground gasoline storage system, dispensing pumps, and two curb cuts on Bruckner boulevard and one on Wheeler avenue; that the subject premises are now zoned for residence use, D area, since April 26, 1945; that prior thereto from June 10, 1932 the premises were zoned for business use, B area and from July 25, 1916 until June 10, 1932 the premises were zoned for unrestricted use, B area; and

WHEREAS, the applicant further states that the station has been designed to be in harmony with and for safeguarding the existing dwellings on the side streets; that the accessory building will be of colonial type with a peaked roof

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and face brick exterior; that brick fence walls are proposed on the interior lot line as well as on the Wheeler avenue building line to within 40 ft. of Bruckner boulevard; that the accessory building and the station are intended to enhance the neighborhood and for that purpose the open area of the plot adjacent to the north and east lot lines will be properly landscaped to form a buffer between the station and adjoining residential properties; and

WHEREAS, the applicant contends that Bruckner boulevard is a heavily trafficked main arterial automobile highway, carrying a large volume of through traffic, and consequently the subject site is adaptable and desirable for development as a gas station; that while the subject site is now zoned for residence use, it is not adaptable or desirable for a residential development, primarily due to the character of Bruckner boulevard; that Bruckner boulevard west of the subject site is now developed with many non-conforming uses; that the corners at Bruckner boulevard and Wheeler avenue are developed with gas stations, except for the subject site; that the northwest corner of Bruckner boulevard and Wheeler avenue (lot 1 in block 3712) is now being used as a gas station; that the southeast corner (lots 34-38 in block 3651) is now being developed for use as a gas station pursuant to a variance granted by the Board under Cal. 636-52-BZ, and the southwest corner extending to Evergreen avenue is capable of being developed for a gas station pursuant to variance granted by the Board under Cal. 863-51-BZ; that there is no profitable use that the subject premises can be put to other than a gas station, as proposed; that during the long ownership of these premises by the same owner, no reasonable offer has been made for its purchase nor has there been any demand for its development other than the proposed gas station; that the proposed layout and design of the gas station would not adversely affect the character of the neighborhood or adjacent properties; that it would assure more open spaces than that which would result from a conforming use and the granting of this variance would enable the owner to obtain a beneficial use of its property without harming anyone; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the premises and the plots to the east should and can be developed conformingly and that ample facilities for gasoline exist to the west, without further extension into areas zoned for residence uses; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Application 1053/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corporation, owner.

SUBJECT—Application November 24, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence and retail use district the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Magenta street are in residence and retail use, C area, class 1¼ height districts; White Plains road is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1953 acting on Alt. Applic. 1004-53, reads:

"1. In a residence and retail district the proposed use of the premises for light manufacturing is contrary to Art. II, Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 97.31 ft. frontage by 105.21 ft. in depth, on which is located a building 97.31 ft. frontage by 60 ft. in depth, one story in height, of class 3 construction, for which certificate of occupancy No. 13282-53 has been filed and was issued for retail stores; that it is proposed to permit the three southerly stores to be used for light manufacturing; and

WHEREAS, the applicant contends that the property to a depth of 100 ft. on White Plains road is located in a retail C, 1¼ zone, and the remaining 5 ft. is in a residential zone; that the location had been in a business district until it was changed to retail on February 7, 1949 at the time of the erection of the city housing project on the northeast corner; that the owners bought the plot at a high price and erected the building in 1950 for the use of retail stores; that the tenants of the project prefer to shop on Gun Hill road, one block to the north, so they have had difficulty in renting the stores at rents necessary to give them some return on their large investment; that the three stores nearest the project were finally rented as retail stores, but the remaining three were vacant, and in order to obtain some revenue, they rented the three southerly stores to be used for light manufacturing; that the large store, No. 3391, was rented for sewing and the other two for small shops employing less than four persons each, none of a hazardous or objectionable nature; that violation No. 1852-53 was served on the owners for making the change; that the owners request permission to use the three southerly stores for manufacturing for a term of years until the neighborhood changes, so that a demand for stores will be created; that the street, outside of the vacant plots, is predominantly business with many non-conforming uses; block 4628, lot 64 contains a dress factory; block 4629, lots 13 and 20—marble yard and stone works and lots 12 and 8 in the same block contain dress factories; that the character of the immediate neighborhood will not be changed by the use of this building for light manufacturing; that Safeway stores are now erecting a huge super market at Burke avenue and White Plains road south of these stores, and this operation will further make it more difficult for the owner to rent the stores to retail tenants; that in order to protect his investment, relief is sought to permit the use of the stores, as proposed, for selected type of light manufacturing; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted for a temporary term under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five (5) years, to permit the manufacturing use throughout for the three stores to the south, as indicated on plans filed with this application, marked "Received November 24, 1953" (6 sheets), *on condition* that such portable fire-fighting ap-

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pliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. 837-53-A; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

837-53-A

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.
SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (1st floor); (Block 4624, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1953, acting on Alt. Applic. 1004-53, reads:

"2. Required stairway shall be 44 in. wide and shall be properly ventilated to conform with Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 1 story, 15 ft. in height; 97.31 ft. front by 60 ft. in depth; of class 3 construction; erected 1950; located on a lot 97.31 ft. front by 105.01 ft. in depth; in retail and residence use, C area, class 1¼ height districts, and used and occupied: cellar, storage; 1st floor, 6 retail stores, 10 persons; proposed to be used and occupied as follows: cellar, storage, no persons; 1st floor, retail stores (3) and manufacturing (sewing) 20 persons; and

WHEREAS, violation No. 1852 of 1953 was issued September 25, 1953, for violation of Section C26-185.0 of the Administrative Code for changing the use from stores to manufacturing before obtaining a certificate of occupancy therefor; and

WHEREAS, Certificate of Occupancy #13282, issued November 20, 1953, permits the present use and occupancy; and

WHEREAS, the applicant states that it is proposed to use several of the stores for manufacturing; that one store, No. 3391, will be used as a factory with an occupancy of about 15 females and two males; that the present exit facilities consist of a pair of doors at the front, 5 ft. wide and a 3 ft. wide wood stair at the rear leading to the cellar, where it is enclosed in concrete block partitions; that there is a 3 ft. wide door leading out to a large yard with direct access to the street; that it is proposed to use a 3 ft. wide stair as a secondary means of egress; that this stair will be enclosed on the 1st floor with one hour partitions and with a skylight in the roof; that the cellar terminus of the stair will lead directly to the yard by fireproof hall; that the entire area of the space to be used for manufacturing is 1500 sq. ft. and is only 60 ft. in depth; that the number of persons employed is less than 20; and

WHEREAS, the applicant requests that in view of the non-hazardous use of the premises (sewing) and the small number of occupants a variation of Section 270 of the Labor Law is requested so as to permit the enclosed 36 in. wide stair as a second means of egress as it substantially complies with the Labor Law; and

WHEREAS, the premises and area were inspected by a Committee of the Board in connection with companion application No. 836-53-BZ.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1004-53, Objection 2, and that the appeal be and it hereby is *granted on condition* that the stairs as indicated on plans filed with this appeal marked "Received November 24, 1953" (5 sheets) shall be maintained and complied with; that means for access to the adjoining street from such rear portion of the building shall be maintained at all times; that there shall be no manufacturing in the cellar spaces, which may be used only in connection with the use of each store above; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto other than as amended by resolution adopted this day under Cal. 836-53-BZ.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

488-37-A

APPLICANT—U. S. Industrial Chemicals, Division of National Distillers Products Corp., for the Goodyear Tire and Rubber Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the fire commissioner—re Transportation, storage and sale of inflammable mixture known as "Goodyear Super Anti-Freeze" in one gallon cans in New York City (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: I. D. Hall.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 19, 1937, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on September 15, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937, as thereafter *amended* by resolution adopted through September 15, 1953, by adding thereto:

"that the product may also be marketed under the name Goodyear Super Anti-Freeze, *on condition* that the requirements of the resolution above cited shall be complied with."

536-44-A

APPLICANT—Theodore L. Soontup, for Marion Spinnler, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—216-16 28th avenue, southeast corner of 216th street (1st and 2nd floors); (Block 6019, Lot 103), Bayside, Borough of Queens.

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APPEARANCES—

For Applicant: Theodore L. Soontup.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 31, 1944, on certain conditions; and

WHEREAS, the resolution was amended on June 11, 1946; and

WHEREAS, the term of variance was extended from time to time and last extended on May 6, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1944, as thereafter *amended* by resolutions adopted through May 6, 1952, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"* * * that the term of this variance for a nursing home shall be for a term of two (2) years from the date of this *amended* resolution; that a new certificate of occupancy shall be obtained and a new license obtained superseding the one issued by the Department of Hospitals, No. 558, which expired on October 31, 1951, and in all other respects the requirements of the resolution above cited shall be complied with." (Alt. Applic. 189/44)

288-48-A

APPLICANT—Bloch and Hesse, for F. W. I. Lundy, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (1st floor); (Block 7493, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter Hesse.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 3, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 3, 1948, by adding thereto:

"that the term of the variance heretofore granted which has expired may be extended for an additional term of five (5) years, commencing with November 5, 1953, and ending November 4, 1958, *on condition* that the requirements of the resolution above cited shall be complied with; and that a new certificate of occupancy shall be obtained." (Alt. 2937/46)

862-46-A—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Rochel-hesh Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—249-251 West 28th street, north side, 154 ft. 9 in. east of 8th avenue (Block 778, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 5, 1953, acting on Alt. Applic. 1320/51, reads:

"Objection 6 repeated.

Provide two lawful means of egress. Stairs to lead in continuous enclosure to street as per 6.4.1.11-k B.C. Provide two hour stair enclosed as per 6.4.8.1(b) B.C.

15. Proposed use of roof of cl. 3 garage for parking and storage of motor vehicles is contrary to 4.2.1 B.C. since the building now exceeds tabular height limits.

16. Provide substantial 5 ft. parapet all around roof of building."

and

WHEREAS, the applicant states that the building is 3 stories, 44 ft. 1 in. in height; 49 ft. by 159 ft. 6 in. irregular in depth, of class 3 construction, erected prior to 1916, located on a lot 49 ft. front by 162 ft. 5 in., irregular in depth, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1918 as follows: cellar, boiler room, no persons; 1st, 2nd and 3rd floors, garage, 2 persons each; proposed to be used and occupied as follows: cellar, boiler room, no persons; 1st floor, parking and storage of more than five motor vehicles, 2 persons; 2nd floor, same, 2 persons; 3rd floor, same, 2 persons; roof, same, 2 persons; that the building will be provided with two new 3 ft. 6 in. wide steel stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors; one stair hall will lead to street and one stair hall to roof bulkhead, and a ladder and scuttle will be provided for access to the roof from the 2nd stairs; that Certificate #1098 was issued on November 18, 1918, on Alt. Applic. 2740/16, describing the building as a 3 story, non-fireproof garage and permitting its use throughout as a garage on the 1st and floors above, with 120 lbs. live load; and

WHEREAS, the applicant states that the building is now in use as a boiler room in the cellar and on the 1st, 2nd and 3rd floor for the parking and storage of more than five motor vehicles and there are two gasoline pumps on the 1st floor; and

WHEREAS, the applicant states that it is now proposed to maintain the present uses and to use the roof for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the present front stair will be replaced with a new steel stair 3 ft. 8 in. wide, leading from street to roof, enclosed in partitions of metal studs, fire retarded both sides with ¾ in. plaster on metal lath; that the present rear stair leading from 1st to 3rd floor will be altered and a new steel stair 3 ft. 8 in. wide installed leading from the 1st to the 3rd floors and thence by iron ladder and scuttle to roof; that these stairs will also be enclosed with metal studs, fire retarded both sides, and all doors leading thereto will be fireproof self-closing; that the present elevator extends from 1st floor to roof; that the roof will be reinforced so as to sustain the required live load per sq. ft. in addition to the dead load; that the building now has a 2 ft. 8 in. high parapet wall and a new woven wire fence will be provided around the roof to a total height of 5 ft. located inside the parapet wall, securely braced and made safe and provided with proper bumpers on the roof adjoining the parapet wall; and

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WHEREAS, the applicant contends as to Item 6, issued by the Borough Superintendent, as the new steel stairs will be completely enclosed and will provide better exit facilities than existed heretofore, and as there will only be two occupants on any floor or on the roof at any time that the proposed exits are ample for the occupants; and

WHEREAS, the applicant contends as to Objection 15, issued by the Borough Superintendent, that the building has a legal garage use and the building code specifically states that a roof may be used provided a certificate of occupancy is obtained; that the volume of the building is not being increased and therefore no great hazard will be presented; that the building at its present height is legal and the mere use of the roof does not raise the building in height; and contends as to Objection 16, that the proposal to protect the existing 2 ft. 8 in. high parapet wall with substantial bumpers and provide a new woven wire fence to a total height of 5 ft. above the roof will give ample protection for the car parking and the occupants who will be on the roof; that the building is adjoined on both sides by buildings one story higher than the building in question.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1320/51, Objection 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of exit shall be as proposed and as indicated on plans filed with this appeal, showing existing and proposed conditions, marked "Received November 20, 1953" (8 sheets); that the existing door at the rear leading to the space behind the building from which access can be had across a vacant lot to a public street shall be maintained; as to Objection 15, to permit the extension of use to the roof for the parking and storage of motor vehicles, *on condition* that the parapet shall be extended in height and properly reinforced so as to be not less than 5 ft. 6 in. above the average level of the roof surface; that the roof surface shall be concrete and cinder-filling between the roof beams and cemented so as to make a waterproof wearing surface; that the building shall not be increased further in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that if the building to the east is higher than this building, a steel ladder shall be installed for access thereto in the event of necessity; that proper bumpers shall be maintained on the roof adjacent to the parapet walls for protection therefor; that the gasoline storage system and any other system within the jurisdiction of the Fire Commissioner shall be approved by him and subject to a proper license; that such fire-fighting appliances shall be maintained throughout the building as the Fire Commissioner shall direct; that this resolution shall supersede the resolution adopted by the Board on April 7, 1953, under Vol. III; that all resolutions adopted prior thereto relating to this building, where not inconsistent with this resolution, shall be complied with and that a new certificate of occupancy shall be obtained.

796-53-A

APPLICANT—Herman Kron, for Lucille Oppenheimer, et al., owners (Maxford Garage, Inc., lessee).

SUBJECT—Application November 9, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 Varick street, 564-568 Broome street, northwest corner (Block 578, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Arthur S. White, Bernard Alderman, Paul Benton and Wm. R. Altman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1953, on Alt. Applic. 1538/53, reads:

"1. Garage use may not be extended to 5 & 6th floors—Exceeds the tabular height limit Section C26-254.0 B.C.

2. Means of egress inadequate. Section C26-276.0 & 278.0 A.C."

and

WHEREAS, the applicant states the building is 6 stories, 65 feet in height, 63.6 ft. front by 90 feet in depth, of Class 3 construction, erected in 1909 on a lot 63.6 feet front by 90 feet in depth in an unrestricted use, B area, Class 2 height district, used and occupied since 1929: Cellar—boiler room and non-storage garage, 1 person; 1st floor—gasoline service station, non-storage garage and office, 4 persons; 2nd, 3rd and 4th floors—non-storage garage, 1 person per floor; 5th and 6th floors—vacant; proposed to be used and occupied without change, except that the 5th and 6th floors will be used as non-storage garage, 1 person each story. The building is provided with one interior 3 ft. 8 in. wide fireproof stairway, enclosed with fireproof construction, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; there is one fire escape on the Varick Street front, extending to roof by stair and to street by counterbalanced stair; window and door openings on course thereof will be made fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #16082 issued February 1, 1930, upon completion of work under Alt. App. 647/29 permits the following use and occupancy: Cellar—non-storage garage and boiler room, 1 person; 1st floor—non-storage garage and gasoline station, 1 person, 120 lbs. liveload; 2nd, 3rd and 4th floors—non-storage garage, 1 person, 120 lbs. liveload; 5th floor—not to be occupied—120 lbs. liveload; 6th floor—not to be occupied—120 lbs. liveload, and contains the note: "Gasoline station separated from garage by brick walls"; and

WHEREAS, the applicant states the building was erected in 1901 and converted to a garage in 1929; that when the building was altered, all floors were reinforced so as to sustain a liveload of 120 lbs. per sq. ft.; that the building has an elevator leading to all floors; that it is now proposed to occupy the 5th and 6th floors as a garage and to remove the present fire escape and erect a new Labor Law fire escape with a counterbalanced stair and doors leading from each floor to fire escape; that all wood floors will receive 2½ in. cinder concrete on wire lath and the ceilings covered with ½ in. plasterboards and 26 gauge metal; that the owner is willing to provide such additional safeguards as the Board may deem necessary; and

WHEREAS, the applicant states that Alt. App. 1538/53 was amended to show the floors being capable of sustaining a 75 lb. per sq. ft. liveload with 2000 lb. concentration and such amendment included the proposal to install 2½ in. of concrete on the existing floor beams, as indicated on plans filed with this appeal, and such amendment has been accepted by the examiner.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1538/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied throughout, as proposed, as a garage and as indicated on plans filed with this appeal marked "Received November 9, 1953" (3 sheets), "February 1, 1954" (2 sheets), "February 3, 1954" (1 sheet), and "February 16, 1954" (1 sheet), *on condition* that the building shall in all other respects meet with the requirements of all laws and rules relating to the building and occupancy and shall be maintained as proposed, including an exterior labor law type of fire escape with counterbalanced stairway as proposed and shown with access to such fire escape from each floor; that the floors and ceilings shall be protected as proposed with cinder concrete as shown on plan filed marked "Received February 16, 1954"; that there shall be installed throughout the building a sprinkler system complying with the requirements therefor with not less than one source; that such sprinkler system shall have 15 lbs. per sq. in. pres-

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sure at the highest outlet and shall have a siamese on both street fronts.

854-53-A

APPLICANT—Lama, Proskauer and Prober, for Clarmin Realty Co., Inc., owner (Clarendon Laboratories, lessee).

SUBJECT—Application November 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2163-2165 Clarendon road and 1133 Flatbush avenue, northeast corner (2nd floor); (Block 5165, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 12, 1953, on Alt. App. 4242/53, reads:

"1. Means of egress to comply with the following:

(a) 6.2.1 as to width of doors

(b) 6.4.1.2 as to width of stairs

(c) 6.4.1.4 as to treads & risers & the prohibition of winders

(d) 6.4.1.8.1 as to enclosure & protection of openings."

and

WHEREAS, the applicant states the building is 3 stories, 34 feet in height, 22 ft. 7½ in. by 95 ft. 6¾ in. irregular in depth, of Class 3 construction, erected in 1904 on a lot 22 ft. 7½ in. front by 100 ft. 4¾ in. irregular in depth, in a business use, C area, Class 1¼ height district, used and occupied since 1943: Cellar—ordinary storage and boiler room, 0 persons; 1st floor—stores; 2nd floor—laboratory and one family, 8 persons; 3rd floor—two families, for which the applicant states no certificate of occupancy has been issued; and proposed to be used and occupied as follows: cellar—same; 1st floor same; 2nd floor—laboratory for medical analyses of urine, blood, premarital and pregnancy—8 persons; 3rd floor—dwelling, two families. The building is provided with two interior wood stairs, 2 ft. 6 in. wide, enclosed in plaster partitions with wood doors; stairhall leads direct to street and to roof bulkhead; doors to stairs from 2nd floor will be made self-closing; in addition there are two fire escapes on the front, extending to street by ladder; window and floor openings on course thereof are not fireproof, self-closing; and

WHEREAS, the applicant states that site is developed with two buildings erected in 1904 under NB 940/04 having a frontage of 22 ft. 7½ in. on Flatbush avenue and a depth of 95 ft. 6¾ in. on Clarendon road, three stories in height, of Class 3 construction, for which no certificate of occupancy has ever been issued; and

WHEREAS, the applicant states that under N.B. App. 940/04, the following use and occupancy was established legally: Cellar—storage and boiler room; 1st floor—stores; 2nd floor—one family dwelling each building; that the present use and occupancy is as follows: Cellar—storage and boiler room; 1st floor—stores; 2nd floor—laboratory and one family; 3rd floor—one family each building; and

WHEREAS, the applicant states it is proposed to combine the two buildings on the 2nd floor, extending the present laboratory by cutting a new 6 ft. wide opening in the present brick wall separating both buildings; and

WHEREAS, the applicant contends that the buildings are now equipped with two interior wood stairways, each 2 ft. 6 in. wide, enclosed with lath and plaster partitions, these stairs lead to a roof bulkhead and direct to the street; that each building is also equipped with a Multiple Dwelling Law

fire escape; that it is proposed to install one new Multiple Dwelling Law balcony at the second floor and a new sliding drop ladder to the street; and

WHEREAS, the applicant contends that the second floor will have four means of egress and its occupancy will not exceed eight persons and will be used as a laboratory for the medical analyses of urine, blood, premarital and pregnancy tests; that this is a non-hazard use; that only one 3 ft. wide stair would be required for this type of occupancy and the building is provided with two 2 ft. 6 in. wide stairways in addition to the fire escapes, acting as secondary means of egress; that the stairhall on the 2nd floor is provided with one 2 ft. 4 in. wide and one 2 ft. 6 in. wide door and only one 3 ft. wide door would be required; that inasmuch as the occupancy is small and there are two sets of stairways, the winders are not hazardous; that the stairs are now enclosed with partitions of wood studs, wood lath and plaster and will be maintained in good repair and both stairs are now separated by the present brick wall; that the present hall doors on the second floor will be made self-closing and such portable fire fighting apparatus will be installed as directed by the Fire Commissioner; and

WHEREAS, plans filed with this appeal indicate that all stairhall partitions and ceilings will be of wood, lath and plaster; that all interior stairs are of wood, soffits, wood lath and plaster; that stairs will have 8 in. risers and 9 in. treads; that all hall doors are of hard wood; that where the winders occur in the stairs they have a 9 in. average tread.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 4242/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the existing stairways and proposed fire escapes on the Clarendon road side of the building, as shown on plans filed with this appeal, marked "Received March 24, 1954" (3 sheets) *on condition* that the occupancy of the building shall remain as proposed and that the laboratory throughout the second floor shall have not over five persons in connection therewith; that at the proposed new opening, 6 feet wide, between the existing buildings there shall be a self-closing shutter of a type as approved by the Board; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no inflammable or combustible liquids on the premises in connection with such laboratory, except in such quantities as approved by the Fire Commissioner and subject to a permit issued by him and such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that this variance shall continue only so long as the conditions herein cited are continued.

883-53-A

APPLICANT—Howard H. Snyder, for Vidor Realty Co., owner.

SUBJECT—Application December 11, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1148-1154 Broadway and 230 Fifth avenue, southwest corner (Block 828, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1953, an amendment to Alt. Applic. 49/53, reads:

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"Proposal to create a show window and doors in public corridor require that installations be in compliance with 6.3.1. B.C."

and

WHEREAS, the applicant states that the building is 20 stories, 265 ft. in height; 254 ft. front on West 27th street, 105 ft. 8¼ in. on Broadway, and 62 ft. 3½ in. on Fifth avenue, of fireproof construction, erected 1914, located in a business use, B area, Class 1½ height district, and used and occupied since 1914 as follows: cellar, boiler room; basement, storage and stores, 25 persons; 1st floor, stores and showrooms, 100 persons; mezzanine, store and showrooms, 35 persons; 2nd to 20th floors, stores, offices and showrooms, 75 persons each floor; no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout, and is provided with an A.D.T. fire alarm in cellar; that there is one interior stairs and there are three fire towers; that stairs are 3 ft. 9 in. wide of iron with slate treads, enclosed in terra cotta block, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one exterior stairway extending to roof by stair and to street by stair, with egress from its lower termination through the main lobby; that window and door-openings on the course of the exterior stairway are fireproof self-closing; and

WHEREAS, the applicant states that the building is entirely sprinklered and it is proposed to install a 3-hour rolling shutter in lieu of the 3-hour construction specified under Section 6.3.1 of the Administrative Building Code; and

WHEREAS, the applicant contends that it is desirable from a sales standpoint to have show windows with open backs so that the display of the entire store may be seen and it is felt that the proposed plan grants ample protection equivalent to that specified by the Code and at the same time allows a better display for the tenant.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 49/53, dated December 7, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that where new show windows are proposed opening on to the entrance hall, as indicated on plans filed with this appeal, marked "Received March 15, 1954" (2 sheets), such new proposed show windows in addition to those previously approved by the Borough Superintendent shall be protected as proposed by approved self-closing roller shutters; and that the fire-fighting equipment as cited shall be maintained to the satisfaction of the Fire Commissioner.

75-54-A

APPLICANT—Carmine T. Capria, for Good-Will Steam Laundry, Inc., owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-54 Grafton street, west side, 360.4 ft. north of Sutter avenue (Block 3512, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carmine T. Capria.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 21, 1954 as to Alt. Applic. 4469-53, reads:

"3. Provide two stairs for mezzanine complying with all requirements of Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is one story, 16 ft. 2 in. in height, 50 ft. by 53 ft. 7 in. in area, of class 3

construction, erected 1914, located on a lot 50 ft. front by 53 ft. 7 in. in area, in a business use, C area, class 1 height district, and used and occupied since November 1931 as follows: 1st floor, laundry—16 persons; mezzanine, laundry—6 persons; that no change in use or occupancy is now proposed; that the building is provided with one 44 in. wide interior, unenclosed metal stairway; and

WHEREAS, Certificate of Occupancy #66856 was issued February 27, 1932 upon completion of work under Permit No. 291-31 and permits the building to be used and occupied as follows: cellar—boiler room; 1st floor—steam power wet wash laundry; and this certificate contains the note "Remove baking ovens to rear of building and convert same into boiler; occupancy changed from stores and bakery"; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court, October 21, 1953 on a charge of violation of the Administrative Code; and

WHEREAS, violation #2873-53 was issued August 28, 1953 for violation of Section 270 and Section 272 of the Labor Law in that there is only one means of egress from the mezzanine floor; that exit signs were not provided and unobstructed passageway to exits not provided, and this violation contains the note, "Hazardous condition"; and

WHEREAS, the applicant states that the premises were altered to their present condition in July 1931 by installing the mezzanine as shown on plans of existing conditions, and laundry machines and equipment were added and the use of the building was changed to a high pressure laundry, for which the present certificate of occupancy was issued; and

WHEREAS, the Board is in receipt of a certificate from the Borough Superintendent dated February 5, 1954 certifying, pursuant to section 668, subdivision C of the Charter of the City of New York, that a stay on the prosecution of violation #2873-53 would in his opinion cause imminent peril to life; and

WHEREAS, the applicant states that the mezzanine has one means of egress which was accepted as complying with the Labor Law in force at the time of the issuance of the present certificate of occupancy; that the owner was notified by the Borough Superintendent in 1953 that the Labor Law now requires two means of egress from the mezzanine, and the owner was subsequently fined for failure to comply; that the owner engaged an engineer to prepare and file plans with the Borough Superintendent proposing to install a fire escape at the front of the building leading from the mezzanine to the sidewalk as a secondary means of egress; that the Borough Superintendent refused to accept the fire escape as a secondary means of egress, stating that the egress must lead from the mezzanine to the 1st floor inside of the building to comply with section 270 of the Labor Law; and

WHEREAS, the applicant contends that it would be impossible to provide a second stairway from the mezzanine without losing the use of two shirt pressing machines of the five machines now located on the mezzanine, and would also lose the use of part of the area below the mezzanine now used as a packing area; that to be compelled to comply strictly with a law that did not affect the building when the use was commenced would create a hardship by forcing the owner to lose the use of two machines which would possibly force him out of business; that the proposed fire escape would lead to the sidewalk 9 ft. below and require only one run of stairs; that the mezzanine is approximately 650 sq. ft. in area and accommodates 6 persons; and

WHEREAS, the applicant requests the Board to modify the requirements of the Labor Law so as to permit the erection of a fire escape as indicated on plan of proposed conditions as filed with this appeal, as a secondary means of egress from the mezzanine, as the proposed fire escape will in no way lessen the safety of the employees on such mezzanine; and

WHEREAS, a committee of the Board made an inspection of the building and area.

Resolved, that the Board of Standards and Appeals does hereby make a *variation* in the requirements of the Labor Law as cited in a decision of the Borough Superintendent, as to and that the decision be and it hereby is *modified* and

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that the appeal be and it hereby is *granted* as to Objection No. 3, *on condition* that the second means of exit shall be an additional stairs from mezzanine leading to the street as indicated on revised plans marked "Received April 15, 1954" (3 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that this variance shall continue as long as the premises are occupied as at present.

141-54-A

APPLICANT—St. Vincent's Hospital of the City of New York, owner.

SUBJECT—Application February 19, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—7-15 7th avenue, east side, 43 ft. south of West 12th street (1st floor); (Block 607, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Mornaghine and William J. Frank.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated February 17, 1954, reads:

"Replying to your letter of February 16th regarding reissuance of the Fire Commissioner's objections relative to a proposed air conditioning installation in St. Vincent's Hospital Clinic Building, please be advised that this Department does not reissue violations.

However, we understand that the Board of Standards and Appeals will accept this letter in lieu thereof.

We repeat the objections as issued on January 7, 1954:

'Your letter of January 6th relative to a proposed air-conditioning installation in St. Vincent's Hospital Clinic Building, has been received and is hereby acknowledged.

Please be advised that this department cannot grant approval for a direct method of air conditioning in a hospital building unless the system is of the room cooling type, containing not over 4 lbs. of Freon. Your request to use a 9 lb. system between basement and 1st floor Eye Clinic must be denied as such an installation would be contrary to Rule 3 of the Freon Rules.'"

and

WHEREAS, the applicant states that the building is 6 stories and pent house, 87 ft. in height; 93 ft. 10½ in. front by 53 ft. 1 in. in depth, of class 1 construction; erected 1932, located on a lot 206 ft. 6 in. front by 337 ft. 6 in. in depth, in an unrestricted and residence use, B area, Class 1½ height district, and used and occupied since 1932 as a hospital; that the building is equipped with a standpipe system, and an interior fire alarm system; and

WHEREAS, the applicant states that it is proposed to install a 5 ton self-contained, package type, air conditioning unit, in the cellar of the Clinic Building of St. Vincent's Hospital within a fireproof machine room which will be used for no other purposes; that the unit will operate with Freon refrigerant and will be of a type approved by the Board as Chrysler Air Temp, 5 ton, self-contained, Unit Model #1005, as approved under Cal. No. 860-51-SA; that the supply of air will be conducted to the conditioned space on the 1st floor above the machine room by a system of duct work; that there will be no return air; that all air will be exhausted to the atmosphere by a separate exhaust unit; that all air to the air conditioning unit will be fresh air, directly from the outside through a separate duct.

Resolved, that the decision of the Fire Commissioner, dated February 17, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the installation of the air-conditioning system using a Chrysler Air Temp machine as approved by the Board under Cal. No. 860-51-SA, provided such equipment is contained in a fireproof room in the cellar and is used only for air-conditioning the space on the first floor directly above used for eye examination and operating, as shown on plans filed with this appeal marked "Received April 2, 1954" (6 sheets) *on condition* that such system shall not be used for air-conditioning beyond the area now proposed and shown shall be maintained to the satisfaction of the Fire Commissioner with the amount and type of refrigerant as proposed.

790-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (cellar); (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider extension of frame building, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

130-52-A—Vol. II

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3536 Peartree avenue, north side, 150 ft. east of Boston Post road (Block 5283, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur J. Goldsmith.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

194-54-A

APPLICANT—John F. Fitzsimons, for Joseph and Helen Strong, owners.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11-07 125th street, east side, 50 ft. south of 11th avenue (Block 4002, Lots 64 and 65), College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 24, 1954 as to N.B. 3977/53 reads:

"Within the fire limits it is unlawful to construct frame structures of wood 4.1.2."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

195-54-A

APPLICANT—John F. Fitzsimons, for Henry and Emily Mashefsky, owners.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9-42 129th street, northwest corner of 11th avenue (Block 3978, Lot 41), College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 24, 1954 as to N.B. 3976/53 reads:

"Within the fire limits it is unlawful to construct frame structures of wood. 4.1.2."

and

WHEREAS, the applicant requested withdrawal of this appeal.

Resolved, that this appeal be and it hereby is *withdrawn*.

263-53-A

APPLICANT—Fred Liese, for Catherine Johnson and Margaret Walsh, owner.

SUBJECT—Application April 10, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52 92nd street, south side, 156 ft. 10 in. west of Marine avenue (Block 6099, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sheldon Bryman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 3, 1953 as to Alt. 1320/53 reads:

"1. Changing occupancy from private school to Nursing Home in a Class #3 Building over 20' 0" height is contrary to Section 4-2-1 of Building Code.

2. Stairway to be enclosed with two hour material as per Section 10-4-2-3 of Building Code.

3. Stairway to lead in same enclosure direct to street as per Section 6-4-1-11 of Building Code.

4. Minimum width of Exit Door to be 3' 0".

5. Door into and from stairway to swing on line of egress as per Section 6-2-2 of Building Code."

and

WHEREAS, the applicant requested withdrawal of this appeal; and

WHEREAS, the applicant states that the project has been discontinued.

Resolved, that this appeal be and it hereby is *withdrawn*.

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application September 22, 1953—Appeal, from a decision of the borough superintendent, filed pursuant to sec. 310 of the Multiple Dwelling Law for variation of section 171 of the Multiple Dwelling Law re bulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue (Block 1666, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application September 29, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Arthur Levy and Bernard Wynn.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 11, 1954, at 2 P.M. for further consideration after receipt of Fire Department's report.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application April 24, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lt. Edward Coughlan, Fr. Eugene C. McCaffery and Fr. James H. Webb, Fire Dep't.

ACTION OF BOARD—Laid over to May 4, 1954, at 2 P. M. for inspection and decision.

MINUTES

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Posner.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, 10 A. M. for consideration of application for a zoning variance, Cal. No. 148-54-BZ, on which public hearing has been held and laid over for decision.

546-53-A

APPLICANT—Ingram S. Carner, for Schurmann Silk Dyeing Corp., owner.

SUBJECT—Application July 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1022-1024 Myrtle avenue, south side, 81 ft. ½ in. east of Sumner avenue (Block 1585, Lot 93, Borough of Brooklyn).

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 27, 1954, at 2 P. M. for applicant to file revised plans.

653-53-A

APPLICANT—J. Ryback and Co., Inc., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341 -2347 12th avenue and 640 West 134th street, southeast corner (Block 2000, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 2 P. M. for inspection and decision.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magdon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 2 P. M. for further consideration.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 2 P. M. for inspection and decision; hearing closed.

200-27-BZ—Vol. II

APPLICANT—Sylvania Electric Products, Inc., for William B. Lampert, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for term of years, the conversion of occupancy of a garage for more than five motor vehicles to a technical laboratory.

PREMISES AFFECTED—83-30 Kew Gardens road, southwest corner of 83rd drive (west side of Kew Gardens road, between Kingsley and Jennicho places); (Block 3366, Lot 30), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Roger H. Burnham and Robert J. Straub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 31, 1927, on certain conditions; and

WHEREAS, the resolution was amended on February 9, 1937 and July 25, 1944; and

WHEREAS, the term of variance was extended on January 29, 1946 and June 10, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1927 as *amended* through June 10, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * that this variance may be extended to expire at the termination of the lease on the premises on April 30, 1960, *on condition* that in all other respects the resolution above cited shall be complied with; that a new certificate of occupancy shall be obtained." (Alt. Applic. 4404/44)

1339-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harry Sweedler, owner.

SUBJECT—Application for consideration—reopening and extension of time—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the change in use from used car sales, auto laundry, lubricatorium, paint shop and store to gasoline service station, lubricatorium, auto laundry and motor vehicle repair shop with curb cuts and entrance more than permitted distance from intersection.

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on February 28, 1950, on certain conditions; and

WHEREAS, the resolution was amended on September 25, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 7, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, as *amended* through April 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that N.B. Applic. 109/45 is active in the Department of Housing and Buildings and that plans have been approved but no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

179-28-BZ—Vol. II

APPLICANT—Arthur P. McNulty, for Shell Oil Co., Inc., owner.

SUBJECT—Application for consideration as to amendment of resolution re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of an existing gasoline service station, to include lubricatorium, car washing, motor vehicle repairs and office; and to permit an advertising sign on an arterial highway.

PREMISES AFFECTED—2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 12, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1931, as thereafter *amended* by resolutions adopted on January 29, 1952 and May 12, 1953, by adding thereto:

"* * * that in the event the owner desires to change the arrangement of the pumps on the Boston Post road side to a 15 ft. two-pump island not nearer than 10 ft. to the street building line and to make minor changes in the arrangement of the accessory building, such

changes may be made as indicated on revised plans marked 'Received March 17, 1954' (5 sheets), but only so far as it has reference to the amendments hereinbefore stated, *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 1059/51)

170-36-BZ

APPLICANT—Nathan A. Goldenthal, for Michael J. and Hannah Shea, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than five motor vehicles and also the conversion of occupancy of an existing structure on the plot, to three 3-car garages.

PREMISES AFFECTED—25-13 35th street, east side, 92.04 ft. south of Astoria boulevard (Block 633, Lots 30, 31 and 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Melvin Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 22, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1937, as *amended* through April 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision f, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that as herein *amended* the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Misc. Applic. 987/41)

732-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubricatorium, sale of accessories and office.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive and 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on September 25, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 25, 1952 and April 7, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, as *amended* through April 7, 1953, under Vol. II, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have not been approved by the Department of Housing and Buildings and no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."
(Alt. Applic. 2107/50)

676-42-BZ—Vol. III

APPLICANT—Sidney Daub, for Irving N. Koenig, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from stable for more than five horses, to storage of electrical equipment.

PREMISES AFFECTED—357 West 17th street, north side, 100 ft. east of 9th avenue (Block 741, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on September 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 22, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. Applic. 1567/52)

35-44-BZ

APPLICANT—Irving Ditchik, for Esther Ditchik, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—8230 18th avenue, west side, 46

ft. 6 in. north of 84th street (Block 6314, Lot 75), Borough of Brooklyn.

APPEARANCES—

For Applicant: Dinah R. Ditchik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 20, 1944, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on April 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1944, as *amended* by resolutions adopted through April 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision i, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that these premises shall be occupied and maintained in conjunction with the adjoining premises under the same management, variance for which was granted by the Board under Cal. No. 522-44-BZ—Vol. II, that a certificate of occupancy shall be obtained." (Alt. Applic. 2976/44)

83-44-BZ

APPLICANT—Anna Paul, for Willy and Anna Paul, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to a beauty parlor and one family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th street, west side, 140 ft. south of Avenue U (Block 7130, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anna Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1944, as *amended* through April 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

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"* * * *granted* under Section 7, subdivision e, for a term of two (2) years, from the date of this *amended* resolution, to permit the use of the premises as a beauty parlor; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Alt. Applic. 3334/43)

522-44-BZ—Vol. II

APPLICANT—Irving Ditchik, for Jack Ditchik, owner.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from automobile accessories store, to motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—8232 18th avenue, west side, 23 ft. north of 84th street (Block 6314, Lot 76), Borough of Brooklyn.

APPEARANCES—

For Applicant: Dinah R. Ditchik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 25, 1946, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on April 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that the premises shall be occupied and maintained in conjunction with the adjoining premises under the same management, variance for which was granted by the Board under Cal. No. 35-44-BZ; that a new certificate of occupancy shall be obtained." (Alt. Applic. 580/46)

565-47-BZ

APPLICANT—Department of Public Works, for the City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, B area district, the erection of a building having a tower not set back in accordance with requirements of section 9(d) and without the required loading spaces.

PREMISES AFFECTED—1246-1260 1st avenue, east side, from East 67th street to East 68th street, 401 East 67th street and 400 East 68th street (Memorial Hospital); (Block 1462, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1947 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that all work was completed on November 5, 1950, and additional time is required to obtain the necessary certificate of occupancy, that such certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 233/46)

1108-48-BZ

APPLICANT—Midwood Lodge 1062 F and A.M., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from private club to general public use, meeting rooms, dining rooms and dancing, for a term of five years.

PREMISES AFFECTED—1348-1352 East 64th street, west side, 149 ft. 5/8 in. north of Avenue N (Block 8363, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 26, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1947, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e, for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects, and all permits shall be obtained and all work completed and a new certificate of occupancy obtained within three (3) months from the date of this *amended* resolution." (Alt. Applic. 4807/48)

17-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph and Bessie Schepps, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence use district, the demolition of existing twenty one-car garages and permitting the erection

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and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, accessory sales, storage and office.

PREMISES AFFECTED—3320-3336 Atlantic avenue and 297-299 Euclid avenue, southeast corner (Block 4162, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 5, 1951, on certain conditions; and

WHEREAS, the resolution was amended on October 3, 1951; and

WHEREAS, time to obtain permits and complete the work was extended on July 15, 1952; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1951, as

"* * * that in the event the existing wall on the lot line is in good structural condition and complies as to required thickness, such wall may be used provided the requirements of the resolution above cited are complied with as to arrangement and construction; that in view of statement by applicant that work is substantially completed, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this resolution." (N.B. 16/50)

795-50-BZ

APPLICANT—Frank Germain, for Starvel Realty Inc., owner (American Oil Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional tank—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium and accessory store.

PREMISES AFFECTED—3768-3778 Nostrand avenue and 2915-2125 Avenue Y, northwest corner (Block 7422, Lot 1037), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Germain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, April 24, 1951, on certain conditions; and

WHEREAS, the resolution was amended and time to complete was extended February 5, 1952; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved February 5, 1952; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements were approved on September 9, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, as *amended* through October 6, 1953, only so far as it has reference to the number of tanks, so that as *amended* that portion of the resolution shall read:

"* * * that in the event the owner desires to add two additional tanks, making a total of six (6) 550 gallon tanks, such additional tanks may be permitted provided the resolutions above referred to shall be complied with in all other respects; that all permits shall be obtained for such tanks and all work completed within three (3) months from the date of this resolution." (N.B. 1555/50)

649-51-BZ

APPLICANT—Ricrac Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores), for a term of years.

PREMISES AFFECTED—61-44 to 61-56 164th street and 163-09 to 163-19 65th avenue, northwest corner (Block 6761, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joan Berkley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 3, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 12, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1952, as *amended* through May 12, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that permits have been obtained but that no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applic. 5063/51)

87-52-BZ

APPLICANT—Paul Gordon, for Ida Shapiro, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of five years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2840-2842 West 22nd street, west side, 315 ft. south of Neptune avenue (Block 7016, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ruth Peres.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h, for a term of two (2) years, from the date of this *amended* resolution, to permit the premises to be occupied for the parking and storage of motor vehicles, etc., *on condition* * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 3823/51)

300-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Herbert H. Pensig and Nat Patterson, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district into the residence use district.

PREMISES AFFECTED—182-15 Hillside avenue and 87-25 to 87-33 Avon street, northeast corner (Block 9950, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1952, on certain conditions; and

WHEREAS, the resolution was amended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953 and January 5, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, as thereafter *amended* through January 5, 1954, only so far as it has reference to the height of the fence, so that as *amended* this portion of the resolution shall read:

"* * * that the height of the woven wire fence may be of the height as existing on the balance of the premises, *on condition* that in all other respects the resolutions above cited shall be complied with." (Alt. 496/52)

744-52-BZ

APPLICANT—Lama, Proskauer and Prober, for William K. Dick, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permit-

ting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—31-20 54th street, west side, 125 ft. south of 31st avenue and 31-15 to 31-23 51st street (Block 1131, Lot 17), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 29, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution." (Alt. 1682/52)

757-52-BZ

APPLICANT—Irving M. Fenichel, for State Laundry Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the change in occupancy from laundry to laundry and tenant factory.

PREMISES AFFECTED—758-770 Myrtle avenue, south side, 20 ft. east of Nostrand avenue (Block 1754, Lots 8, 10, 11 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 24, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 3210/52)

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

MINUTES

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 19A of the zoning resolution, to permit in a business and residence use district, from motion picture theatre and stores to supermarket and stores and space for the loading berth be at least 12 ft. in width; previously granted on condition re theatre.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

835-49-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Verratti, owner.

SUBJECT—Application for consideration—reopening as Vol. II re extension of use—re Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence use district, the proposed extension of an existing restaurant (previously granted by the Board) and extension of area used for parking and storage of more than five motor vehicles.

PREMISES AFFECTED—165-01 Baisley boulevard and 120-57, 122-01 to 122-05 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fire-proof of 6 story cellar and Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district; previously withdrawn.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

APPEARANCES—

For Applicant: John J. McGinty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure and set for hearing May 18, 1954, at 10 A. M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

38-47-SM—Vol. II

APPLICANT—Bergen Building Block, Inc., et al., owner.

SUBJECT—Application for consideration—reopening as Vol.

II—re Waylite Aggregate (used as aggregate in manufacture of concrete masonry units).

APPEARANCES—

For Applicant: Horace W. Bush.

ACTION OF BOARD—Application reopened as Vol. II, for test and report, to consider blocks made of approved Waylite.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report as to include additional model—re ABC-O-Matic Home Laundry Automatic Washer, Model 50, previously approved.

APPEARANCES—

For Applicant: John O. Albeck and Leslie B. Veader.

ACTION OF BOARD—Application reopened for test and report to include additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 0
Negative 0

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U. S. Seating Co.).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off calendar for further examination.

Adjourned: 5:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, APRIL 23, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

958-47-SR—Vol. II

SUBJECT—Proposed Rules covering dry cleaning establishments pursuant to the Zoning Resolution of the City of New York.

APPEARANCES—

Max Siegel, Joseph Perelhan, L. W. Baff, F. J. Chmielnicki, Karl Maisus, Bernard Lazar, Charles Glick, Nelson Saines, Max Simon, Jack Kornreich, Joseph Panak, Seymour Reiner, Harry Eagle, Frank Waxenberg, Sid Waxenberg, Bernard Waxenberg, George McKinley, Louis Jacobs, Thomas R. Fortune, John W. Johnson, Benjamin Kleinberg, Raymond Vazquez, Thomas J. Lovaslo, David Bluestone, Ralph B. Neuburger, David Sive, Harry L. Braunstein, Joseph C. Haus, Irving Golin, H. W. Harrison, Joseph Wildor, Frank Pollatsh, Jack Wiesenfeld, Ernest Klein, Z. S. Wdowski, A. R. Bedard, Sanford Greenberg, Hugo Zelinger, Louis Weinberger, Robert Gelman, A. Weimer, Jack Cohen, George Branch, M. Rudikoff, Louis Gelman, Leslie Levine, Joseph Daniff, Joseph Schwartz, S. Sosman,

MINUTES

T. Kornstein, Yetta Blum, Stanley Goldstein, H. M. Sushan, Seymour Ripps and Mario Piscitelli.

ACTION OF BOARD—Laid over; date to be set; for further consideration by the Board for consideration at public hearing of revised rules.

Adjourned: 11:10 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 30, 1954, as they appeared in Bulletin No. 14, Vol. 39, are hereby corrected to read as follows:

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application November 16, 1953 (decision of the borough superintendent), under sections 7e, 7i, 7f, 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E-1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold), motor vehicle repair shop and paint spray booth, using more than the area permitted; and to permit signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot, and to permit the parking of patrons' and employees' motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street (Block 10766, Lot 53 (53, 55 and 57), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Peter J. Houser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1954 after due notice by publication in the Bulletin; laid over to March 16, 1954, for inspection and decision without further argument; applicant to submit information re excess coverage. The applicant amended his application by omitting Section 7, Subdivisions f and i, and relying on Subdivisions e and h, and Section 21, as to extension of area of the building only; and also withdrew from the application his request relating to the pylon sign above the roof, so as to omit such sign, which was passed on by the Borough Superintendent under Electric Sign No. 791-53 and 793-53; then to March 23, 1954, at request of the applicant, for his consideration as to revision of plans; then to March 30, 1954, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 218th street are in residence and local retail use, D and E-1 area, class ½ height districts; Hempstead avenue is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1953 acting on N.B. Applic. 3042-53, and superseded by N.B. Applic. 3042-53 dated January 8, 1954 reads:

"1. The use of the premises located partly in a local retail use district and partly in a residential district for the erection of a structure to be used as Motor Vehicle repair shop with paint spray booth incident to authorized dealers use (including storage garage for more than five motor vehicles) is contrary to Art. II sec. 4-C B.Z.R.

2. The use of the premises located partly in a local retail use district and partly in a residential use district for the free parking of more than 5 (five) motor vehicles for patrons and employees is contrary to Art. II Sec. 3 and Art. II Sect. 4-C B.Z.R.

3. The erection of a structure in a "D" area district occupying more than 55% of the plot is contrary to Art. IV Sect. 11(c) B.Z.R.

4. Signs extending above the top of the roof beams and a sign on the side wall of a pylon in a local retail district is contrary to Art. 2 Sec. 4c B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.03 ft. and 96 ft. frontage by 147.41 ft. in depth, irregular, presently vacant, except for bill boards; that it is proposed to erect a building, 150 ft. front by 94.80 ft. in depth, irregular, one story and mezzanine, 13 ft. 6 in. and 17 ft. in height, of class 3 construction, to be used as automobile showroom for authorized dealer's use, office, storage garage, and to permit parking of patrons' and employees' cars; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Hempstead avenue was in a business use district and the remaining portion in a residence use district; that the present local retail use designation became effective January 21, 1947; that the present height and area designations became effective June 30, 1952 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the premises is vacant except for a billboard sign on the easterly end of the Hempstead avenue frontage for which permit No. 3412-37 was issued on August 25, 1937; that no violations are pending; that it is proposed to remove the bill board sign and to construct within the local retail use, D area district a building to be used for the conforming uses of automobile showroom for authorized dealer's use with incidental offices and storage of auto parts and accessories, including gasoline tank and pump for dealer's use (no gasoline to be sold), and for the non-conforming uses of motor vehicle repair shop and paint spray booth incident to authorized dealer's use, including storage garage for more than five motor vehicles, and occupying an area in excess of the limitations for a D area district; that it is also proposed to use the premises in the rear of the building for the free parking of more than five motor vehicles for patrons and employees; that no curb cuts or entrances or exits are proposed for the 101st avenue frontage, which would be enclosed by a 6 ft. high cyclone fence within which would be a 3 ft. wide seeded and landscaped area protected by a 6 in. concrete curb; that it is also proposed to maintain signs as shown on plans filed with this application; and

WHEREAS, the applicant further contends that the proposed motor vehicle repair shop incident to authorized automobile dealer's use is much less objectionable than the usual motor vehicle repair shop from the points of view of noise, odors and other manner of operation; that automobile manufacturers customarily require authorized automobile dealers to maintain service stations for servicing automobiles sold by them, and the efficiency of a dealer's operation is increased by maintaining all facilities at one location; that at present, Houser Buick, Inc. maintains its automobile showroom at 215-26 Jamaica avenue and its motor vehicle repair shop and used car lot at 215-02 Jamaica avenue; that the separation of these facilities and their inadequate size make efficient operation impossible and fail to provide adequately for off-street free parking for patrons and employees; that the proposed storage garage for more

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

than five motor vehicles will not be used as a general public garage; that the proposed building represents the minimum dimensions necessary to provide adequately for the facilities necessary to be maintained; that efforts to acquire the adjoining lot 60 have been unsuccessful; that the building would be located entirely within a local retail use and D area district and would not deprive neighboring owners of light and ventilation; that the land cannot yield a reasonable return if it is developed in a conforming manner; that the plight of the owners is due to unique circumstances and not to the general conditions of the neighborhood; that the proposed construction will not alter the essential character of the neighborhood; and

WHEREAS, the applicant states that as to the signs on the facade of the building (E.S. Applics. 792 and 794-53), the mezzanine arrangement brings these signs into unavoidable technical violation of Art. II, section 4-c, although the spirit of the law appears to be complied with; that as to the signs on the side walls of the pylon (E.S. Applics. 791 and 793-53) it is proposed to construct a sheet metal backing extending from the rear of the pylon a distance of 12 in. from each side thereof, so that the signs will not reflect to the rear, thus causing no inconvenience to property owners on 101st avenue yet permitting the owner to maintain signs in conformity with the modern trend for structures of this kind; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant withdrew that part of this proposal as to a pylon sign above the main roof and amended the sections under which the application is based to section 7, subdivisions e and h and 21 and agreed to erect a masonry wall at the rear on lot lines; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and h, as to use and Section 21 as to area, to permit the building as proposed to be occupied for the use proposed and for the rear portion of the premises within the residential district to be used as proposed in connection with this use, as indicated on plans filed with this application, marked "Received January 8, 1954" (8 sheets); that the building

shall be occupied only as proposed as an authorized automobile agency and for the uses proposed in connection therewith; that the rear portion of the premises shall be used only for the parking of motor vehicles belonging to patrons and employees of this agency, no fees to be charged, and for storage of such cars dealt in by the agency, *on condition* that the buildings shall comply in all other respects with the requirements of the Building Code and shall not be increased in height or area beyond what is proposed and shown; that there shall be erected on the lot lines to the north within the residential use district a masonry fence not less than 5 ft. 6 in. in height, properly coped and with no openings therein; that all entrance and exit to such portion of the premises shall be through the building facing Hempstead avenue, as proposed; that repairs may be permitted customary for such a sales agency within the building, including greasing and the proposed spraying of motor vehicles, *on condition* that the ventilation of the spray area shall be carried to the roof and across same to exhaust at a point near Hempstead avenue; that there may be a gasoline pump maintained within the building at the point shown toward the rear with a 550-gallon gasoline storage tank buried in the rear yard; that such gasoline supply shall be solely for the use of this building and not for sale to passing vehicles; that signs shall be restricted to a permanent sign attached to the building excluding all temporary signs and roof signs; that such signs on the building shall be in accordance with similar signs as permitted for a building in a restricted retail district and may be located as shown, *but not extending above the parapet on the Hempstead avenue front*; that parking under section 7h may be for a term of ten (10) years from the date of this resolution and the uses and area coverage herein permitted under sections 7e and 21 may be for a term of twenty (20) years; that the unbuilt upon portion of the site, including the portion in the residence district, shall be properly paved; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the construction and occupancy other than as amended this day by resolution adopted under Cal. 817-53-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy shall be obtained.

* Correction—The sections of the zoning resolution under which this application is predicated are corrected to read Section 7, subdivisions e and h and Section 21; and that portion of the resolution referring to signs, corrected by the insertion of additional words, as indicated in *italics*.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 18

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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(Remaining Minutes of the Meeting of April 27, 1954
will be printed in the Bulletin of May 11, 1954.)

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to April 27, 1954

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271-54-BZ—H.B.B.—1269-1281 36th street, southeast corner of Clara street (Block 5310, Lots 1 and 5), Borough of Brooklyn, Alt. 671-54.

272-54-A—H.B.B.—8414-8424 Bay parkway and 2175-2183 85th street, northwest corner (Block 6335, Lot 43), Borough of Brooklyn, Amendment to N.B. 1379-53.

273-54-BZ—H.B.Q.—90-25 144th place (Vanderbilt avenue), east side, 134.60 ft. south of Jamaica avenue (Block 9985, Lot 37), Jamaica, Borough of Queens, Alt. 337-54.

274-54-A—H.B.M.—160 East 36th street, southwest corner of 3rd avenue (Block 891, Lot 46), Borough of Manhattan, Alt. 254-54.

275-54-A—H.B.B.—40 85th street, south side, 60 ft. east of Narrows avenue (Block 6031, Lot 11), Borough of Brooklyn, N.B. 758-53.

276-54-BZ—H.B.Q.—149-34 15th avenue, south side, 260 ft. east of 149th street (Block 4662, Lot 47), Whitestone, Borough of Queens, N.B. 280-54.

277-54-A—F.D.—South side of Richmond terrace, 1,020 ft. west of Western avenue (Block 1400, Lot 1), Port Ivory, Borough of Richmond, Decision.

278-54-A—H.B.B.—169 Clinton avenue and 424-442 Myrtle avenue, southwest corner (Block 1902, Lots 22, 24, 25 and 28), Borough of Brooklyn, Amendment N.B. 1141-53.

279-54-A—H.B.Q.—23-19 to 23-61 129th street, east side, 57.82 ft. 115.64 ft., 167.64 ft., 219.96 ft., 271.96 ft. north of 25th avenue; 150.05 ft., 202.05 ft., 254.05 ft., and 306.05 ft. south of 23rd avenue; 128-17 25th avenue, northeast corner of 129th street; 23-26 to 23-64 129th street, west side, 48.90 ft., 158.14 ft., 103.52 ft., 212.76 ft. and 267.05 ft. north of 25th avenue; 23-26 to 23-36 129th street, west side, 203.81 ft., 258.92 ft. and 313.14 ft. south of 23rd avenue (Block 4232, Lots 1, 48, 50, 53, 55, 57, 60, 64; Block 4234, Lots 6, 9, 12, 15, 18, 21, 23, 25, 27 and 28), College Point, Borough of Queens, N.B. 700 to 718-54 inclusive.

280-54-BZ—H.B.B.—60 Clermont avenue, southwest corner of Park avenue (Block 2045, Lots 50 and 52), Borough of Brooklyn, Alt. 4811-53.

281-54-BZ—H.B.Q.—166-11 Northern boulevard, northwest corner of 167th street (Block 5341, Lot 1), Flushing, Borough of Queens, N.B. 350-54.

282-54-A—H.B.B.—614 Gates avenue, south side, 325 ft. east of Throop avenue (Block 1816, part of Lot 16), Borough of Brooklyn, Alt. 4201-46.

283-54-A—H.B.Q.—109-03 Rockaway boulevard, north side, in bed of 111th avenue (Block 11476, Lot 77), Ozone Park, Borough of Queens (under section 35, General City Law re premises in bed of 111th avenue), N.B. 837-54.

284-54-BZ—H.B.Q.—319 Beach 149th street, west side, 185 ft. north of Neponsit avenue (Block 751, Lot 25), Neponsit, Borough of Queens, N.B. 7282-52.

285-54-A—H.B.M.—43 East 51st street, north side, 176 ft. west of Park avenue (Block 1287, Lot 29), Borough of Manhattan, Amendment to Alt. 337-54.

286-54-BZ—H.B.Q.—310 Beach 42nd street and 41-16 Rockaway Beach boulevard, northeast corner (Block 365, Lot 6), Edgemere, Borough of Queens, Alt. 452-54.

287-54-A—H.B.M.—21 West 34th street, north side, 450 ft. west of 5th avenue (Block 836, Lot 18), Borough of Manhattan, B.N. 713-54.

288-54-BZ—H.B.B.—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner (Block 3140, part of Lot 1), Borough of Brooklyn, N.B. 255-54.

289-54-A—H.B.B.—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner (Block 3140, part of Lot 1), Borough of Brooklyn, N.B. 255-54.

290-54-BZ—H.B.B.—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue (Block 3560, Lots 36, 37 and 38), Borough of Brooklyn, Alts. 4018, 4019 and 4020-53.

291-54-A—H.B.B.—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue (Block 3560, Lots 36, 37 and 38), Borough of Brooklyn, Alts. 4018, 4019 and 4020-53.

292-54-BZ—H.B.R.—1231-1253 Hylan boulevard (1233 official, formerly 1138), and 122-132 Parkinson avenue, northwest corner (Block 3214, Lots 18, 24 and 27), South Beach, Borough of Richmond, Alt. 527-53.

293-54-A—H.B.R.—1231-1253 Hylan boulevard (1233 official, formerly 1138), and 122-132 Parkinson avenue, northwest corner (Block 3214, Lots 18, 24 and 27), South Beach, Borough of Richmond (under section 35, General City Law re premises in bed of proposed widening of Parkinson avenue), Alt. 527-53.

294-54-BZ—H.B.Q.—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street (Block 12529, Lot 6), St. Albans, Borough of Queens, Alt. 615-54.

295-54-A—H.B.Q.—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street (Block 12529, Lot 6), St. Albans, Borough of Queens, Alt. 615-54.

296-54-A—H.B.M.—301-309 Park avenue; 538-556 Lexington avenue; 81-121 East 49th street and 80-120 East 50th street, entire block (Block 1304, Lot 1), Borough of Manhattan, Amendment to P. A. 123-53.

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297-54-BZ—H.B.Q.—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner (Block 2719, Lots 21, 22 and 23), Maspeth, Borough of Queens, Alt. 120-54.

298-54-A—H.B.M.—417 East 75th street, north side 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan, Alt. 510-54.

299-54-A—H.B.Q.—343 St. Nicholas avenue; 614 Cypress avenue and 1656-1682 Palmetto street, southeast corner (Block 3449, Lot 6), Ridgewood, Borough of Queens, Alt. 2441-53.

300-54-BZ—H.B.Bx.—3222 Ely avenue, east side, 170 ft. north of Burke avenue (Block 4757, Lot 50), Borough of The Bronx, Alt. 104-54.

301-54-A—H.B.M.—424-426 Broadway, east side, 51 ft. 9 in. south of Howard street (Block 209, Lot 3), Borough of Manhattan, Alt. 568-54.

302-54-SM—Hohmann $\frac{1}{2}$ in. Gray Iron Threaded Inserts (for suspended ceilings), manufactured by Hohmann and Barnard, Material.

303-54-SM—Hohmann Shurebond Hanger Insert (support for suspended ceilings), manufactured by Hohmann and Barnard, Material.

304-54-BZ—H.B.Bx.—1074 Home street, west side, 147.76 ft. north of Westchester Avenue (Block 2758, Lot 25), Borough of The Bronx, Alt. 936-53.

305-54-A—H.B.Bx.—1074 Home street, west side, 147.76 ft. north of Westchester avenue (Block 2758, Lot 25), Borough of The Bronx, Alt. 936-53.

Restored to Docket

1202-21-BZ—Vol. III—H.B.B.—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn, Alt. 4632-53.

395-31-BZ—Vol. II—H.B.Q.—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street (Block 13107, Lots 17, 23, 25 and 28), Laurelton, Borough of Queens, Alt. 310-54.

106-33-SA—Sun-Ray Fuel Oil Burner (reopened for report as to amendment as to an additional name), manufactured by Sun-Ray Burner Manufacturing Corp., Appliance.

137-33-BZ—Vol. II—H.B.Q.—61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens, N.B. 5415-50.

81-35-BZ—Vol. III—H.B.B.—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner (Block 7867, Lot 1), Borough of Brooklyn, Alt. 2951-53.

679-38-SA—Vol. II—Humphrey Gas Unit Heater, Series G, Model 40-G, manufactured by General Gas Light Co., Appliance.

1501-39-BZ—Vol. III—H.B.Bx.—2012 Daly avenue, east side, 66 ft. south of East 179th street (Block 3127, Lot 11), Borough of The Bronx, Alt. 37-54.

723-44-A—Vol. II—H.B.Q.—70-17 51st avenue, north side, 45.04 ft. west of 71st street and 50-40 71st street (2nd floor); (Block 2440, Lot 48), Woodside, Borough of Queens, Alt. 315-54.

798-46-A—Vol. V—H.B.M.—43-45 East 50th street, north side, 75 ft. west of Park avenue (Block 1286, part of Lot 31—formerly Lots 32 and 132), Borough of Manhattan, Alt. 361-54.

206-47-BZ—Vol. II—H.B.R.—167 Olympia boulevard and 265 Kensington avenue, northeast corner (Block 3255, Lot 32), South Beach, Borough of Richmond, Alt. 46-54.

1105-48-SA—ABC Oil Burner, Model 52A (reopened for report as to additional trade name); manufactured by Automatic Burner Corp., Appliance.

7-49-BZ—H.B.M.—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan, Amendment to Alt. 2354-48.

360-50-SA—ABC Oil Burner, Model 55 (reopened for report as to additional trade name), manufactured by Automatic Burner Corp., Appliance.

641-51-A—Vol. II—H.B.B.—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (attic floor); (Block 1220, Lot 63), Borough of Brooklyn, Alt. 4655-53.

571-53-BZ—Vol. II—H.B.Q.—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens, N. B. 1858-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
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Factory Exit Rules.....	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar. 18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
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Last Publication in Bulletin

Methyl Chloride Rules for Class B and C Refrigerating Systems.....Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....Apr.	1, 1952—Vol. 37, No. 14A
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 4, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 4, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots.

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application, January 5, 1954, reopened January 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides), and arcade building with show windows nearer the residence use distance than is permitted and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application, October 8, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of The Bronx.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 7th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

Laid over from March 23, 1954, to May 4, 1954, for inspection and decision; hearing closed.

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application, December 11, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office; and to permit the display and sales of used motor cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision; hearing closed.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business district, the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision by the Board; hearing closed.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue northeast corner (Block 6354, Lot 46), Flushing, Borough of Queens.

Laid over from March 30, 1954, to May 4, 1954, for inspection and decision.

148-54-BZ

APPLICANT—Blum and Jolles, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application February 27, 1954—(decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit the extension from an unrestricted use district into the business use district of the manufacturing of electrical connectors and appliances (making sand moulds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

Laid over from April 20, 1954, to May 4, 1954, for inspection and decision; hearing closed.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 W. 54th St. Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in use from factory (candy), to offices, warehousing and distribution of photographic products and its incidental processing and packaging for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

Laid over from April 20, 1954, to May 4, 1954, for inspection and decision; hearing closed.

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application reopened April 6, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections

7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened February 24, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a new addition to existing amusement center building, with illuminated business sign on building.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65 and part of Lot 73), Borough of The Bronx.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

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PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 4, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (Block 1294, Lot 1), Borough of Manhattan.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

CALENDAR

650-53-A

APPLICANT—Julius Eckmann, for Marguerite Corp., owner.

SUBJECT—Application August 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

226-54-A

APPLICANT—Morris Rothstein and Son, for Kali Co., owner.

SUBJECT—Application filed April 2, 1954—pursuant to section 310 of the Multiple Dwelling Law for variation of section 4(33) of the Multiple Dwelling Law re required open spaces.

PREMISES AFFECTED—141-05 to 141-15 Pershing Crescent, north side, 333.73 ft. west of Lander street and 84-57 Main street (Block 9714, Lot 18), Briarwood, Borough of Queens.

140-54-A

APPLICANT—Samuel Rosenblum, for Yemmasse Corp., owner.

SUBJECT—Application filed February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—308-316 East 48th street, south side, 100 ft. east of 2nd avenue (Block 1340, Lot 44), Borough of Manhattan.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner), for Second Riverdale Corp., owner.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit, #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens.

659-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens.

223-54-A

APPLICANT—Samuel Rosenblum, for 3 Vestry Street Corp. and 5-7 Vestry Street Corp., owners.

SUBJECT—Application March 18, 1954—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—3 and 5 Vestry street, southwest corner of Varick Street and 24-26 Laight street (Block 220, Lots 21 and 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7e, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

CALENDAR

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

Laid over from April 27th, 1954 to May 11, 1954, for decision; hearing closed; in connection with application on adjoining plot Cal. No. 878-53-BZ.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple street, (Block 5153, Lot 1), Flushing, Borough of Queens.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 41, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for applicant to file revised plans and for decision by Board.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

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PREMISES AFFECTED — 205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for decision after applicant has filed revised plans; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed; then to April 27, 1954, awaiting records from the Department of Housing and Buildings; then to May 11, 1954, for further consideration after applicant has filed revised plan and new decision of the borough superintendent.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application June 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street (Block 3422, Lot 134), Borough of The Bronx.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hyland boulevard, southwest corner of Hopkins avenue (Block 4987, Lot 25), Bay Terrace, Borough of Richmond.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into set back area, and to permit the off street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hyland boulevard, northwest corner of Spratt avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning

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resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phylliss Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on un-built upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

812-53-BZ

APPLICANT—Carl H. Salminen, for Antonio Scalone, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the maintenance of existing two family dwelling without the required set back from street line.

PREMISES AFFECTED—15-08 Francis Lewis boulevard, south side, 76.29 ft. east of 155th street (Block 4724, Lot 56), Whitestone, Borough of Queens.

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 18, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a 1½ times height district the extension of ninth floor of existing hospital without the required set backs.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street (Block 1950, Lot 14), Borough of Manhattan.

911-53-BZ

APPLICANT—Fred C. Dahlem, for Trebuhs Realty Co., Inc., owner (The Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit extension of business use into residence use district portion of plot.

PREMISES AFFECTED—402 East 54th street, south side, 94 ft. east of 1st avenue and 980 1st avenue (Block 1365, Lots 46 and 47), Borough of Manhattan.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 11, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

653-53-A

APPLICANT—J. Ryback & Co., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

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SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

734-53-A

APPLICANT—Daniel Moore, for Park of Edgewater Inc., (owner of land) and William A. Daulton (owner of building).

SUBJECT—Application October 14, 1953—filed pursuant to section 35, General City Law re building located in bed of a proposed street—Longstreet avenue.

PREMISES AFFECTED—East side of Longstreet (proposed), 87 ft. south of Sampson street (proposed); (Block 5517, part of Lot 61), Bungalow 82-B, Park of Edgewater, Borough of The Bronx.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 18, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the

borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulicht and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of

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the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

Laid over from April 27, 1954, to May 18, 1954, for inspection and decision; hearing closed.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story

and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

890-48-BZ—Vol. II

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner (John Dursi Inc., lessee).

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use, B area district the relocation of ramp to cellar, and the cutting of new opening in west wall of repair shop, giving access from Hughes avenue, (previously granted by the Board, the extension to existing one story auto show room to be used as a new parts department with a mezzanine using more than the area permitted).

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue; 2509 Belmont avenue and 2512 Hughes avenue (Block 3078, Lots 48, 54, 56 and 59), Borough of The Bronx.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to

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one family dwelling, one car garage with new second story; without the required rear yard.
PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.
SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.
PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.
SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.
PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.
SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.
PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.
SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.
PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

887-53-BZ

APPLICANT—Latham C. Squire, for Scandinavian Airlines Systems, Inc., owner.
SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with off street parking in the residence use portion of plot and with a business entrance in residence use district.
PREMISES AFFECTED—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.
SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.
SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.
PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 18, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

799-49-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application reopened February 9, 1954—re Eric Meter Systems Inc., Fleet Fueller Gasoline Dispensing Pumps, Models 4011 and 4012 and 4125.

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346-39-SA

APPLICANT—Watts Regulator Company, owner.
SUBJECT—Application reopened January 12, 1954—re Watts Vacuum Breaker, No. 88.

149-54-SA

APPLICANT—Hoskinson Free Heater Inc., owner.
SUBJECT—Application March 4, 1954 Hoskinson Free Heater Model, C-R-C (heat reclaimer).

42-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.
SUBJECT—Application January 20, 1954 Delta Oil-fired Unit Heater Model UH-220.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.
SUBJECT—Application January 20, 1954 Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210.

279-47-SA

APPLICANT—Hamilton Manufacturing Company, owner.
SUBJECT—Application March 20, 1947 Hamilton Electric Clothes Dryer, Model 600-E.

627-52-SM

APPLICANT—Pioneer Fireproof Door Corp., owner.
SUBJECT—Application August 6, 1952 Pioneer one and one-half Hour Test Panel Kalamein Doors.

463-53-SM

APPLICANT—F. E. Schundler & Co., owner.
SUBJECT—Application June 10, 1953 Schundler Acoustical Mineral Tile.

133-51-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Application February 28, 1951 Gold Bond Mill-Mixed Perlite Plaster.

985-40-SM—Vol. II

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application reopened December 16, 1952 Re Gold Bond Acoustical Products—Travacoustic and Acousti-Metal System (fireproof ceiling Finish).

920-53-SM

APPLICANT—Abco Tank Co., owner.
SUBJECT—Application December 21, 1953 Abco Tank Co., 275 gallon Fuel Oil Storage Tanks (3 sizes).

828-53-SM

APPLICANT—Twin Boro Cement Block Corp, owner.
SUBJECT—Application October 28, 1953 Twin Boro Cement Block Corp., Cinder Concrete Building Blocks.

553-53-SM

APPLICANT—Cupples Products Corp., owner.
SUBJECT—Application July 10, 1953 Cupples Products Corp., Aluminum Windows, Series 490, 500 and 700.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.
SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550. Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erec-

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tion and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Sel-fridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

Laid over from April 27th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

Laid over from April 27, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(h) of the zoning resolution, to permit in a residence use district for a term of ten years the change of present uses of bake shop, storage and locker room, garage for more than five motor vehicles, and packing room, to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street (Block 1483, Lot 38), Borough of Manhattan.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.
SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the

erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D. V. M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

904-53-BZ

APPLICANT—Leonard F. Rothkrug, for Alexander McLarnon, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing structure on first floor using more than the area permitted.

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PREMISES AFFECTED—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the

borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J. R. V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 27, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty, Joseph B. Lynch and Marion Neil.

For Opposition: Emilo Costoso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 10 A. M. for further inspection and decision; hearing closed.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. at request of applicant's representative.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and

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71-73 Ridge street, northwest corner (Block 343, Lot 30),
Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10
A. M. for inspection and decision without further argu-
ment; hearing closed.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss,
owner.

SUBJECT—Application reopened February 2, 1954 as Vol.
II—re (decision of the borough superintendent) under
sections 7f and 7i of the zoning resolution, to permit in
a business use district for a term of fifteen years, the
erection and maintenance of a gasoline service station,
auto washing, lubritorium, motor vehicle repairs, storage
and sale of accessories and office.

PREMISES AFFECTED—73-35 Yellowstone boulevard
and 67-02 Juno street, southeast corner; 66-82 to 66-102
Selfridge street and 67-03 to 67-13 Kessel street (Block
3183, Lot 2), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and C. L. Schley.

For Opposition: William E. Frost, James A. Scileppi,
Jeanne Kaller, Cecele B. Silverstein, Morris E. Silver-
stein, Sadie Stern, Sid Stern, Flora Goldberg, P. W.
Brand, W. H. Bradshaw, Theodore Fereance, Elso
Frost and Simon Fried.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 25, 1954, at 10
A. M. for inspection and decision; hearing closed.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield,
owner.

SUBJECT—Application September 4, 1953—(decision of
the borough superintendent) under section 7f of the zon-
ing resolution, to permit in the business use district, the
erection and maintenance of a gasoline service station,
lubritorium, car wash and office, for a term of fifteen
years.

PREMISES AFFECTED—700 Post avenue, southwest
corner of Clove road (Block 227, Lot 74), West Brighton,
Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Vincent K. Drury and Joseph Furlong.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 11, 1954, at 10
A. M. for further consideration.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for
James Ciccarelli, owner.

SUBJECT—Application September 3, 1953—(decision of the
borough superintendent) under section 21 of the zoning
resolution, to permit in a residence use district, the erec-
tion and maintenance of a garage for more than five fuel
oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west
side, 224 ft. north of Beach Channel drive (Block 567, Lot
100), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and James S. Painton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10
A. M. for further consideration after applicant has filed
revised plan and new decision of the borough superin-
tendent. Certificate of Occupancy #Q94685 issued against
Alt. Applic. 2732/52 indicates in connection with the plans
filed therewith that the space permitted under such cer-
tificate of occupancy for parking is 106 feet from Beach
Channel Drive opening on Beach 86th street and having
an area of 50 ft. by 50 ft.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe
Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of
the borough superintendent) under sections 7f and 7i of
the zoning resolution, to permit in a business use district
for a term of years, the erection and maintenance of a
gasoline service station, lubritorium, car washing, motor
vehicle repairs, storage and sale of accessories, and office;
and to permit the parking and storage of motor vehicles
on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301
West 116th street, northwest corner (Block 1943, Lots
29, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: James Parris, Moses Kooperstein, Lucius
C. Butts, Bassoffo Pollack, David Fogel, Isadore Harry
Unger and Paul Kahn.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at
10 A. M. at request of applicant with approval of objectors.
Applicant to file revised plans.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Proper-
ties, owner.

SUBJECT—Application December 1, 1953—(decision of
the borough superintendent) under sections 7A, 21 and 7c
of the zoning resolution, to permit in a residence and
business use, D area district, the erection and maintenance
of retail stores, using more than the area permitted with
signs in residence use district and with show windows
nearer to residence use district than is permitted, and to
permit the parking of patrons motor vehicles in residence
use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and
138-01 to 138-07 Queens boulevard, southeast corner
(Block 9649, Lot 44), Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee, G. Lazerus, M. Elkind and
N. A. Willis.

For Opposition: P. Wolf Winer and George Ross.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at
10 A. M. for applicant to submit corrected area plans
and decision.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp.,
owner.

SUBJECT—Application December 11, 1953—(decision of
the borough superintendent) under sections 7f, 7i and 7A
of the zoning resolution, to permit in a business use dis-
trict for a term of ten years, the erection and maintenance

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of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Joseph I. Wolfe.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A.M. for inspection and decision; hearing closed; in connection with application on adjoining plot, Cal. 878-53-BZ.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty, Mickey Fedison and Anna Klores.

For Opposition: Henry Berke and Herbert Teper.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 18, 1954, at 10 A. M. for inspection and decision; hearing closed.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Errold Jeffrey and Mildred J. Meikle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 10 A. M. for inspection and decision; hearing closed.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Errold Jeffrey and Mildred J. Meikle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 891-53-BZ.

731-30-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Morris Rosenberg, owner.

SUBJECT—Application October 27, 1953 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit rearrangement of curb cuts, storage tanks and dispensing pumps (previously granted by the Board—never built).

PREMISES AFFECTED—193-203 Central avenue, 1288-1294 Myrtle avenue, southeast corner and 107 Stockholm street (Block 3244, Lots 4 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 4, 1953 subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Central avenue, Myrtle avenue and Stockholm street are in a business use, B and C area and class 1 and 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1953 acting on amendment to N.B. Applic. 649-52, reads:

"1. Rearrangement of bldg. & curb cuts deviates from approval of BSA and reconstruction is contrary to Art. 2, Sec. 4a, sub. 29 & 46 of BZR."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 ft. frontage by 83 ft. ½ in. in depth, on which is located a gasoline service station with a small accessory office and open grease pits; that adjacent to this existing gas station is an existing one story frame store which is being utilized for the storage of auto accessories; that it is proposed to raze the existing buildings, properly fill the cellars and erect a modern one-story accessory building to be used as a lubritorium, office, car washing, minor repairs and the storage and sales of auto accessories; that it is further proposed to install two pump islands consisting of two gasoline pumps each, to be set back a minimum of 10 ft. from the building line; that it is further proposed to install three additional approved type 550-gallon storage tanks in addition to the five existing 550-gallon storage tanks to make a total of eight; that it is also proposed to install one 550-gallon refuse oil tank, two hydraulic lifts and one grease pit, with proper mechanical ventilation; that two 30 ft. curb cuts are proposed for Central avenue and one 15 ft. and one 25 ft. curb cut respectively are proposed for Myrtle avenue; that the gas station area will be concrete or tarvia paved; and

WHEREAS, the applicant contends that both Central and Myrtle avenues are busily trafficked thoroughfares and the

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existing gas station, in its present size and form, is unable to properly service its customers; that the new structure and arrangement as proposed will do away with the existing dilapidated buildings and will present a more feasible method of operation, in addition to enhancing the appearance of the neighborhood; and

WHEREAS, the premises have previously been inspected by a committee of the Board in connection with the prior application in 1952; and

WHEREAS, it is proposed to make minor changes and rebuild an existing building on the plot with a new accessory building without any increase in the size of the plot as previously approved.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on December 9, 1952, by adding thereto:

"* * * that changes in the arrangement of the premises and curb cuts may be permitted as now indicated on plans filed with this application marked 'Received October 27, 1953' (4 sheets), *on condition* that in general the resolution as adopted by the Board on December 9, 1952, where not inconsistent with these revised plans shall be complied with; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, President of Speed-O-Mat Car Wash Corporation, owner of Lot 70 and Abraham Bell, President of Kathleen Court Realty Corporation, as owner of Lot 72.

SUBJECT—Application July 3, 1953 (decision of the borough superintendent), under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit, for a term of fifteen years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted; and to permit the parking of more than five motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen court, northwest corner, and 744-754 Gerald court (Block 7224, Lots 70 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: George Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1953 subject to regular procedure, to consider new substantial facts; and

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; laid over to April 27, 1954; the applicant has filed a correct affidavit as to ownership; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Kathleen court and Gerald court are in residence and business use, D area, class 1 height districts; Coney Island avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1953 acting on N.B. Applic. 75-53 and superseded by N.B. Applic. 75-53 dated December 8, 1953, reads:

"1. Proposed gasoline station, lubritorium, minor motor vehicle repairs, hand tools only, and parking for

more than 5 motor vehicles in conjunction with existing auto laundry constitutes extension of a nonconforming use in violation of Article II, P. 6 of the Zoning Resolution and Article II, P. 4a subsections 15, 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 8 $\frac{3}{8}$ in. frontage by 100 ft. 4 $\frac{3}{8}$ in. in depth, on which is located on lot 70 an auto laundry 40 ft. 8 $\frac{3}{8}$ in. front by 75 ft. in depth, irregular, one story in height, used as an auto laundry for which certificate of occupancy No. 22974 has been issued, and on lot 72 is a parking lot and a used car lot for which certificate of occupancy No. 135098-51 has been issued; that it is proposed to eliminate the exit from the laundry on Gerald Court (previously required to be eliminated) and restore the curb; that parking is to be for cars awaiting service in the laundry and the curb cuts will be on Coney Island avenue only; that on the balance of the block, 120 ft. by 100 ft., which is vacant, up to Kathleen court, it is proposed to erect a gasoline service station; that the building will be of colonial design with face brick and a hip roof, covered with plastic slate shingles; that there will be a brick wall of face brick on the building line of Kathleen court; that there will be a grass plot between Kathleen court and the station building and the entire area of the gasoline station will be paved with tarvia; that the operation of the gas station and the laundry will be under one control; and

WHEREAS, the applicant contends that Coney Island avenue is a very busy thoroughfare, 100 ft. wide, having trolley tracks and extending from Prospect Park to Coney Island, a distance of approximately 10 miles; that on the west side of Coney Island avenue, south of the proposed station, there is a one story building occupied by retail stores to Avenue Z and further south, there is a school playground and the ramp over the Belt parkway; that also on the west side of Coney Island avenue, north of Gerald court, is a three-story brick dwelling, stores and vacant land, a one-story brick store and a two-story dwelling at the corner of Avenue Y; that north of Avenue Y is a used car lot for an entire block; that on the east side of Coney Island avenue, opposite the site, is a lumber yard and brick warehouse, a one-story service building for batteries and ignition and a one-story building for the installation of auto glass and a two-story brick dwelling; that further south is vacant land and a one-story brick retail store building and a two story brick dwelling; that on the east side of Coney Island avenue going north is a two-story brick dwelling and vacant land to the corner; that the neighborhood generally, on both sides of Coney Island avenue and the residence portion of the neighborhood to the east and west, does not warrant conforming improvements at this time; that the erection of a gas station on a block having a non-conforming use will not deteriorate the neighborhood nor have an adverse effect on the value of the property; and

WHEREAS, the premises and area have been inspected by a Committee of the Board and the Board has taken full cognizance of the objections raised but believes that with the conditions as proposed that there will be no actual objection to the proposed gas station inasmuch as there are to be no entrances whatever to Gerald court or Kathleen court; and

WHEREAS, the applicant has filed a corrected affidavit of ownership showing that Abraham Bell, as President of the Speed-O-Mat Car Wash Corporation is the owner of lot 70 and that Abraham Bell as President of the Kathleen Court Realty Corporation is the owner of Lot 72; and

WHEREAS, it appears that the premises extend into the residence use district for a few inches; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, h, & A, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the appli-

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cation be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the construction of the proposed gasoline service station, within the business use area only, substantially as indicated on plans filed with this application marked "Received January 8, 1954, "5 sheets," *on condition* that all uses on the premises shall be removed except the existing auto laundry building on lot 70; that the premises shall be arranged substantially as proposed on plans as above cited; that the accessory building shall have no cellar and shall be arranged and designed substantially as proposed; that there shall be no windows opening on the rear lot line; that there shall be a brick wall not less than 5 ft. 6 in. in height along the rear line continuously from Kathleen court to Gerald court except where the rear wall of the proposed accessory building occurs; that a similar wall without openings therein shall be erected for the full building line of Kathleen court and also of Gerald court except where walls of laundry building are substantially on the building line; that street line walls may be reduced to a height of 4 ft. 6 in. within 10 ft. of the termination of the walls at the Coney Island building line; that the existing auto laundry may continue for the use as previously permitted, provided all signs are removed from the building on front and side walls and above the roof but permitting on the front of such building a new sign advertising the car washing; that the front of the building shall be refinished so as to add to its attractiveness; that signs on other portions of the premises to be occupied for gas station shall be limited to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the corner of Kathleen court of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend for a distance of not more than 4 ft. beyond the building line and in the direction of the building line of Kathleen court; that pumps shall be of a low approved type and shall be erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall be restricted to eight (8) 550 gallon tanks; that planting where indicated shall be of suitable planting material and shall be properly maintained at all times and protected with curbing; that the curb cuts as proposed and as existing to Coney Island avenue, as shown on such plans, may be permitted; that there shall be no curbs to Gerald court or Kathleen court and any existing curb cuts shall be restored with curbing; that the balance of the curbing and sidewalks around the premises shall be repaired or restored to the satisfaction of the Borough President; that the balance of the premises shall be paved with concrete or asphaltic pavement; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7, Subdivision i, there may be minor repairing with hand tools only for adjustments and maintained solely within the accessory building; that under Section 7, Subdivision h, for a term of ten years there may be parking and storage of motor vehicles having been serviced or waiting service and so located so as not to interfere with the other facilities of the premises; that under Section 7, Subdivision A, as it may be deemed to apply, there may be a show window as proposed, in the accessory building; that complete working drawings shall be submitted to the Board for further consideration and imposition of any additional conditions deemed necessary before further plans are filed with the Borough Superintendent; that such working plans shall be filed within two (2) months from the date of this resolution and after approval all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

504-53-BZ

APPLICANT—Harold Bakerman, for Celia Bakerman, owner.

SUBJECT—Application June 29, 1953—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an accessory one car garage without the required set back from building line and without the required side yard.

PREMISES AFFECTED—573 Westminster road, east side, 128 ft. 6 in. north of Newkirk avenue (Block 5198, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harold Bakerman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 27, 1954, for inspection and decision by Board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1¼ height district; Westminster road is in residence and business use, E area, class 1¼ height districts; Newkirk avenue is in a business use, E area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1953 acting on N.B. Applic. 611-53, reads:

"1. Proposed bldg. (1 car garage) located within the 10 ft. required setback from bldg. line within an E area district is contrary to Art. 4 Sect. 15d of the zone resolution.

2. Proposed bldg. located within required side yard in an E district, is contrary to Art. 4 Sect. 15a of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57.2 ft. frontage by 100 ft. in depth, irregular, on which is located a two-story and attic frame and stucco dwelling; that it is proposed to erect a one-car garage at the front of the lot along the southerly lot line; and

WHEREAS, the applicant contends that along the entire southerly line of the subject property is the rear wall of a row of garages which serve the houses fronting on Newkirk avenue; that the existing garage is at the rear of the lot and at one point the driveway is so narrow, 6 ft. 6 in., that there is not sufficient space for a car to pass; that this driveway was built for narrower cars and before the erection of any structures on the south boundary; that it is proposed to place the garage on the southerly line of the property and to have the front of the garage at the building line; that there are two features which distinguish this plot—the irregularity, making for a very wide front and narrow rear and the wall along the southern boundary; that because of the front width, 57 ft., the further front the garage is placed the greater will be the distance between the house and the garage, and the side yard will therefore have greater width; that to place the garage further back would eliminate easy access from front to rear on the south side; that the existence of the wall on the southern boundary creates a situation where there will be no new projection caused by the erection of the garage, but the garage will blend into the existing situation; that the proposed plan will also permit of very attractive landscaping; that the purpose of the zoning regulations as applied to this application was to ensure a sufficient side area and that no structure project beyond a certain point; that because of the irregularity of the lot and the existing wall, this purpose is best served by placing the garage as proposed; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

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WHEREAS, the applicant has filed revised plans showing the location of the proposed accessory garage off the building line; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the location of the proposed one car garage as indicated on plans marked "Received January 13, 1954," 4 sheets, as amended by revised plan marked "Received April 23, 1954," 1 sheet, *on condition* that the accessory garage building shall in all other respects comply with the requirements of the zoning resolution and all laws, rules and regulations applicable to the construction and use, and not nearer to the street line than shown on such revised plan; that the existing curb cut as indicated may be continued; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

842-53-BZ

APPLICANT—Maxfield Blaubeux, for Norma and Irma Gerystone, owners.

SUBJECT—Application November 25, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the demolition of existing one-car garage and the erection and maintenance of a two-car garage nearer to the side and rear lot lines than is permitted, and using more than the area permitted for residence and garage.

PREMISES AFFECTED—660 East 17th street, west side, 80 ft. 4½ in. south of Foster avenue (Block 5237, Lot 103), (rear building), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux and Max B. Weiner.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 17th street and Foster avenue are in a residence use, G area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1953 acting on N.B. Applic. 620-53, reads:

"1. Proposed garage within 5 ft. of side & rear lot lines within a 'G' area district is contrary to Art. 4 Sect. 16B of the zone resolutions.

2. Combined area of existing residence & garage will exceed allowable area within a 'G' district & violates Art. 4 Sect. 16B(e) of zone resolutions.

3. Proposed garage encroaches into required side yard as per Art. 4 Sect. 16B(c) of the zone resolutions."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a one-family, two-story and attic, of frame construction, and a one-car accessory garage; that it is proposed to demolish the one-car garage and erect a two-car garage 18 ft. 4 in. by 22 ft., one story, 10 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that at the rear is a one-story cement block one-car garage (accessory use) erected in 1921 under N.B. Applic. 2734; that it is this rear garage only, standing near the north and west (rear) lot lines that is involved in this appeal; that the main building at the front will not be disturbed internally or externally; that this rear garage because of its position, which does not face East 17th street and is not in line with the present driveway at the south side yard creates an arduous task storing the car therein; that the driveway width is ample, but the difficult maneuver is in attempting to safely pass the rear corner of the main front building; that it is proposed to demolish the existing garage under separate application and permit from the Department of Housing and Buildings and to erect a one-story masonry two-car garage 18 ft. 4 in. by 22 ft. and 12 in. away from the west and south lot lines; that this new building will now face East 17th street and is in line with existing southside yard driveway; that the owners are fully aware that the new rear garage is in violation for a G area district with respect to lot area coverage, encroachment into side and proximity to lot lines; that, however, they feel that this appeal should be granted for the following reasons: that the area was changed from E to G as of July 28, 1939; that the owners feel this was somewhat unjust since they acquired these premises July 17, 1952 and were denied the privilege of voicing a protest in the public hearing changing the area district; that the street is of a quiet residential nature and they intend to maintain same in the future; that in approaching owners of adjoining lots, no one seems to object to the erection of this garage as their own block light and ventilation will not be obstructed as all adjoining garages are at the rear of the lots concerned; that if the new two-car garage were located 5 ft. from the side lot line, the existing available space would not permit the required 16 ft. width overhead door for a two-car garage and also, the same could not be placed entirely within rear yard as the necessary depth to enable to park cars within garage cannot be obtained; that because of this situation, the owners are forced to encroach on side yard and to locate this garage less than 5 ft. from the side lot line; that the existing one-story extension on the premises which will be adjacent to the garage has no window opening on side yard; and

WHEREAS, the applicant states that the area of present front building is 1665 sq. ft. and the area of the proposed garage building will be 403 sq. ft. for a total area of 2068 sq. ft.; that in a G area district, permissible area coverage for this particular lot at 35% is 1750 sq. ft., and the excess area coverage will be 318 sq. ft.; that the owners feel this extra space is not excessive in the sense that they are not going to use it for living purposes and over-occupy their lot; that it is intended utilizing this excess area for garage spaces only, restricted to a corner of the lot; and

WHEREAS, the applicant states that the owner has held title to the site since July 17, 1952 and further states the land is assessed at \$6,000 and the buildings at \$7,000 for a total of \$13,000, and were erected June 5, 1921; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, a recent amendment by the Board of Estimate permits such garage as is here proposed to be constructed without being included in the area coverage of the lot; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to the requirement in connection with the side and rear lot lines, so as to permit the location and use of the proposed accessory two-car garage as indicated on plans filed with this application marked "Received November 25, 1953," 4 sheets, and "February 5, 1954," 1 sheet, *on condition* that the building shall not be erected nearer to the side lot line and rear lot

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line than as indicated, and in all other respects shall comply with all laws, and rules relative to the building and occupancy as an accessory garage to the residence on the lot; that the existing garage at the northwest corner of the lot shall be entirely removed; that all permits shall be obtained, and all work completed within the requirements of Section 22A of the zoning resolution.

330-53-A

APPLICANT—Simeon Heller, for Estate of Raphael Tassi, owner (Express Service, Inc., lessee).

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-47 Downing street, west side, 92 ft. 7½ in. south of Bedford street (Block 528, Lot 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 2, 1953 on Alt. Applic. 924-52, reads:

"2. Provide 2 lawful means of egress from each floor area as per Sec. 270 of Labor Law. Note: Statement of applicant that not more than 5 persons will be employed at manufacturing is not reasonable according to C26-273.0 Admin. Code, which is based on 60 sq. ft. per person. Plans filed indicate area available for manufacturing greatly in excess of 300 sq. ft."

and

WHEREAS, the applicant states the building is 3 stories, 45 ft. in height, 29 ft. 7½ in. front by 90 ft. irregular in depth, of fireproof construction, erected 1910, located on a lot 29 ft. 7½ in. front by 90 ft., irregular in depth, in a residence use, C area, class 1¼ height district, and used and occupied since 1913 as follows: cellar, garage; 1st floor, garage; 2nd floor, garage; 3rd floor, garage; proposed to be used and occupied as follows: cellar—general storage, no persons; 1st floor—garage for occupant's truck, general storage, shipping and baling, 5 persons; 2nd floor—general storage, shipping and baling, 7 persons; 3rd floor—general storage, shipping and baling, 5 persons; that the building is provided with one interior 3 ft. 6 in. wide concrete stairs, masonry enclosed, equipped with metal self-closing doors and leading from roof bulkhead direct to street, and one fire escape at the rear extending to roof by stair and to yard by stair; that egress from the lower termination of the rear fire escape is through adjoining yard; window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that the building was erected under N. B. Applic. 1038-1913 for use as a public garage and at the time of its erection the Building Department and the Fire Department approved the fire escape in the rear as a secondary means of egress; that this fire escape exists and the applicant requests that it be permitted to continue to be used as a secondary means of egress for the new use; that the proposed use of the building will be mainly storage; that however, in connection with this storage, some of the merchandise delivered to the building must be repacked and recrated and the employees doing this repacking and recrating will be the only ones employed in the building except for two persons in the office area; that there will never be any more than 5 persons on any one floor; that the existing fire escape in the rear leads down to a fence and thence to an adjoining yard to which escape would be possible in case of fire; and

WHEREAS, the applicant contends that the existing front stairs leads direct to the street and are fireproof throughout; that no actual manufacturing operation, other than repacking and recrating, will take place in the building and in view of the proposed light occupancy, it is requested that the Board accept the exits as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirement of the Labor Law as cited in a decision in the Borough Superintendent, as to Alt. Applic. 924-52, Objection 2, and that the decision be and it hereby is modified and that the appeal be and it hereby is granted to permit the exits as proposed and as indicated on plans filed with this appeal marked "Received April 22, 1953," 4 sheets, on condition that a means of exit from the rear exterior fire stair shall be through the adjoining premises on lot 77 in accordance with permission filed at this hearing and dated February 4, 1954; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 743-52-BZ, by resolution adopted February 2, 1954.

Adjourned: 2:40 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

546-53-A

APPLICANT—Ingram S. Carner, for Schurmann Silk Dyeing Corp., owner.

SUBJECT—Application July 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1022-1024 Myrtle avenue, south side, 81 ft. 1½ in. east of Sumner avenue (Block 1585, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1953, on Alt. Applic. 1400/53 reads:

"1. Provide two legal exits from each floor including cellar, leading direct to street."

and

WHEREAS, the applicant states that the building is 2 stories, 32 ft. 6 in. in height, 40 ft. 6 in. front by 97 ft. in depth, of fireproof construction, erected in 1915 on a lot 40 ft. 6 in. front by 100 ft. in depth, in a business use, C area, Class 1 height district, used and occupied since 1930: Cellar—silk dyeing factory and storage, 2 persons; 1st floor—office, loading space, storage, and silk dyeing factory, 10 persons; 2nd floor—office, silk dyeing factory and storage, 6 persons, for which no certificate of occupancy has been issued. The building is provided with one interior stairway and one fire tower, each 3 ft. 8 in. wide, fireproof construction, 3-hour enclosed, equipped with 1½ hour self-closing doors; stair-hall leads direct to roof bulkhead but not to street. There are two fire escapes at rear extending to roof by stair and to yard by stair and ladder; there is no means provided for

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reaching the street from the lowest termination of the rear fire escapes; and

WHEREAS, Exit Order #26/50 was issued by the Borough Superintendent November 20, 1950, for violation of Section 270 of the Labor Law in that exit conditions are inadequate, and directing that adequate exits be provided and plans filed for approval and application be made for certificate of occupancy for the existing use; and

WHEREAS, the owner was convicted and fined April 29, 1953, in Municipal Term, Magistrate's court on charge of violating Section C26-643.a-9.0 and Sec. C26-207.0 of the Administrative Code predicated on Section 270 of the Labor Law for failure to comply with Exit Order #26/50; and

WHEREAS, the applicant states the building was erected under N.B. 5139/15 and signed off February 19, 1917, as being completed for use as a beer bottling plant; that on March 5, 1917 the building was approved as a factory under Factory App. 1431/17; that the first floor was reinforced concrete and the second floor mill construction with approved live loads of 120 lbs. per square foot; and

WHEREAS, applicant states that under Alt. App. 8956/30, approval was granted to create new office in front and install new window and door at front and to install new brick stairs leading from grade to new office and the use was approved for a silk dyeing plant with a total occupancy of twenty (20) persons; that this approval was based on the prior factory approval of 1917; and

WHEREAS, the applicant contends that the premises have been continuously used for approximately 35 years by the same owner, the Schurmann Silk Dyeing Corporation; that on November 20, 1950, Exit Order #26 was issued; and

WHEREAS, the applicant contends that there exists one 3 ft. 8 in. wide fireproof stairs leading from roof to cellar and connected at all floors; that it is proposed that a second exit from the 2nd floor be permitted to be a Labor Law fire escape at the street front of the building as indicated on plans filed with this appeal; that on the first floor it is proposed to build a new 4 in. t.c. block partition and 3 ft. 8 in. passageway on the east wall leading directly to the prior approved platform and brick steps which, though the steps are only approximately 25 in. wide, the platform is less than 40 in. above the street; that in addition it is proposed that a new 4 ft. wide passageway be created on the west wall which will lead directly to the street. It is requested that the Board accept this passageway in fire-retarded construction, as to make the floor and ceiling fireproof would be a great practical difficulty; that in the cellar, which has a reinforced concrete ceiling and one fireproof stair enclosure, it is proposed to install a voluntary sprinkler system as it would create practical difficulty to install an additional stair; that the net area used for factory purposes in the cellar is approximately 1000 square feet and never has more than two employees at any one time; and

WHEREAS, the applicant contends that in view of the fact the owner realizes that the prior approval by the Department as to the fire escapes leading to the blind alley at the rear are inadequate, he now seeks an intelligent and practical solution to the problem by proposing the exits as shown on plans marked "proposed conditions" filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby make a variation of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1400/53, Objection 1, and that the appeal be and it hereby is *granted on condition* that the means of exit shall be provided for all floors, as proposed and as indicated on plans filed with this appeal, marked "Received July 14, 1953" (3 sheets) and amended plans marked "Received April 26, 1954" (2 sheets); that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that the exits as proposed on such plans and revised sheets above cited shall be maintained; that a sprinkler system shall be installed in the cellar and that a new certificate of occupancy shall be obtained.

98-54-A

APPLICANT—Howard H. Snyder, for Erwin Construction Corp., owner.

SUBJECT—Application February 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue (5th floor); (Block 1273, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1954, on amendment to Alt. App. 2151/53 reads:

"1. Bldg. should be fireproof construction as it exceeds tabular height limit—4 stories or 50 feet—Sect. C26-254. B.C."

and

WHEREAS, the applicant states the building is 5 stories, 58 ft. 5 in. in height, 25 ft. by 100 ft. 5 in. in area at street floor, 25 ft. by 70 ft. in area at typical floor, Class 3 construction, erected in 1872 on a lot 25 ft. by 100 ft. 5 in. in area in a restricted retail use, B area, Class 1½ height district, used and occupied since 1924: Cellar—storage; 1st floor—store, 10 persons; 2nd floor—office, 15 persons; 3rd, 4th and 5th floors—dwellings, 1 family each; proposed to be used and occupied upon completion of alteration herein proposed as follows: Cellar—storage; 1st floor—store—15 persons; 2nd, 3rd and 4th floors—offices, 10 persons each; 5th floor—offices and one apartment, 10 persons. The building is provided with one 3 ft. 8 in. wide fireproof stair, enclosed in 2-hour partitions with 1½-hour fireproof, self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that this appeal is for permission to use the fifth floor for offices and apartment purposes; and

WHEREAS, the applicant contends that the building is being completely renovated and a new fireproof stairway with 2-hour enclosure is being constructed from cellar to roof with fire-retarded passage to street; that the building is 5 stories, 58 ft. 5 in. in height and it would work a hardship on the owner not to be able to use the top story for office use; that all precautions are being taken to provide a safe occupancy for the building and it is therefore requested that this appeal be granted; and

WHEREAS, examination of the records of the Dept. of Housing and Buildings under Alt. Applic. 2151/53 indicates that a permit was issued on this alteration upon the filing of an amendment stating that the fifth floor will remain vacant and that on January 18, 1954, a revised specification sheet was filed showing the use of the 5th floor as now proposed and the objection herein appealed was issued on such amendment.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 2151/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as proposed and as shown on plans filed with this appeal marked "Received February 10, 1954" (6 sheets), *on condition* that the building shall not be increased in height or area and that in all other respects it shall meet the requirements of all laws, rules and regulations applicable thereto; that the apartment proposed on the 5th floor shall be used only by the occupant of the entire building in conjunction with the office space on the same floor.

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189-54-A

APPLICANT—M. Martin Elkind, for White Castle System, Inc., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—440-446 Utica avenue and 935 East New York avenue, northwest corner (Block 1430, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Martin Elkind and Frank Van Voorhis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE VOTE TO REOPEN AND RECONSIDER—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1954, on Alt. App. 4074/53, reads:

"1. Thickness of metal to comply with sec. 8-6-2-6 of Bldg. Code.

2. All compression members should not exceed 120 lbs. per sq. ft. per liveload as per sect. 7.4.5.2.1 B.C."

and

WHEREAS, the applicant states the building is one story in height, 22 ft. 2¾ in. by 27 ft. 9¼ in. in area, of Class 5 construction, erected in 1939 on a lot 47 ft. 6 in. front by 150 ft. in depth, in a business use, C area, Class 1½ height district; used and occupied since 1939: Cellar—storage and locker room; 1st floor—restaurant, 40 persons, for which Certificate of Occupancy #95308 was issued January 19, 1940, upon completion of work under N.B. Applic. 2690/39; and

WHEREAS, the premises are also used for the parking of employees' and patrons' cars, for which use no certificate of occupancy has been issued; and

WHEREAS, it is now proposed to extend the building to 39 ft. 2¾ in. by 32 ft. 1¾ in. in area, of Class 5 construction and use the altered building as a restaurant, 40 persons; and

WHEREAS, the applicant contends that although the thickness of the metal is not in accordance with the code for secondary members, the material to be used is fabricated from hot rolled carbon steel, copper bearing sheets; that the properties and resisting moment of each member are well within the requirements of the imposed loads; that strict compliance with the Code in this case would be unnecessarily harsh since the construction proposed will be of no different specification than that of the original building which was legally erected; that all structural members will receive a total of two coats of rust-resistant paint at the place of fabrication; that the system of construction employed consists of metal studs for all walls and partitions and metal joists for floor and roof construction; that these joists at present are of pressed steel of a cross-section developed by the owner and used in the construction of all the owner's buildings throughout the country; that the exterior and interior of the studs as well as the ceiling are covered with 20 gauge porcelainized metal sheets; that there is no wood in this construction except for cleats and fastening blocks; that the proposed work consists of the partial removal of present exterior walls on three sides of the building and the exterior of an extension on these three sides; that the construction to be employed in the extension is identical to that existing in the present building; and

WHEREAS, it is stated that the materials proposed for the extension are the same as to thickness as previously approved for the existing building; and

WHEREAS, the premises have been observed by the Board on many occasions since establishment of the present use.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 4074/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the addition to the building shall be as proposed and as indicated on plans filed with this appeal, marked "Received March 10, 1954" (11 sheets); that the building shall not be further increased in height or area; that in all other respects the building and use of the premises shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

723-44-A—Vol. II

APPLICANT—Irving M. Fenichel, for Lomada Realty Corp., owner (L-S Manufacturing Co. Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—70-17 51st avenue, north side, 45.04 ft. west of 71st street and 50-40 71st street (2nd floor); (Block 2440, Lot 48), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision and proposed new exits.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

798-46-A—Vol. V

APPLICANT—Harry M. Prince, for Finland House Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. V—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—43-45 East 50th street, north side, 75 ft. west of Park avenue (Block 1286, part 1 of Lot 31—formerly Lots 32 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Reino Aarnio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. V, and set for hearing May 11, 1954, at 2 P. M., subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (attic floor); (Block 1220, Lot 63), Borough of Brooklyn.

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APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

181-53-A

APPLICANT—Campus Hall Apartments, Inc., owner.

SUBJECT—Application March 13, 1953—Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—147-51 69th road, 150-57 70th road, 150-14, 150-15, 152-15, 152-37 and 152-79 Jewel avenue; 149-40, 150-52 and 152-26 Melbourne avenue; 67-19, 67-84, 68-11 50th street; 67-36 and 167-49 152nd street (Block 6537, Lot 28; Block 6540, Lot 3; Block 6644, Lot 26; Block 6646, Lot 50; Block 6647, Lot 30; Block 6656, Lot 63), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward J. Fontana.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954, at 2 P. M. for inspection and decision.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39, and 149.46 east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 4, 1954, at 2 P. M. for inspection and decision at request of the Board; hearing closed.

327-27-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Pitkin Auto Exchange, Inc., owner.

SUBJECT—Application for consideration—reopening and

extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, for a term of years, permitting in a business use district, the change in occupancy from auto showroom, servicing of cars, repairing with hand tools only, and two gasoline tanks on 1st floor, and office and mezzanine, to the servicing and repairing of new and used cars, body, fender and collision work, painting and spraying room, welding room, parts department, boiler room, auto showroom and office on 1st floor, and office and mezzanine.

PREMISES AFFECTED—741-757 Ralph avenue and 121 East 98th street, northeast corner (Block 3531, Lots 7 and 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on February 17, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on April 7, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1948, as thereafter *amended* by resolution adopted through October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings but that no work has been started, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 3779/52)

726-27-BZ—Vol. II

APPLICANT—Herman Kron, for William Luhrs, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of auto accessories and office, with a roof sign and also the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditions; and

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WHEREAS, the resolution was amended and the term of variance was extended on February 14, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 25, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 12, 1950, as thereafter *amended* by resolutions adopted through February 25, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (N. B. 7458/50).

833-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Jewish Center of Kings Highway, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a building (Jewish Center and Synagogue), nearer to the building line on East 12th street, and with steps within set-back area on Avenue P, and using more than the area permitted (previously granted by the Board for one story synagogue and denied as to construction of an additional story and mezzanine).

PREMISES AFFECTED—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. III, on March 7, 1950, on certain conditions; and

WHEREAS, the resolution was amended on October 10, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 21, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 7, 1950, as *amended* by resolutions adopted through April 21, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and construction work is now in process, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (N. B. 655/49).

499-31-BZ—Vol. II

APPLICANT—Austin W. Magee, for Ernest Reiss, owner.

SUBJECT—Application for consideration—reopening and

extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—262-18 (formerly 262-10) Hillside avenue, southwest corner of 263rd street (Block 4528, Lots 31, 32 and 33), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Austin W. Magee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the term of variance was extended, as Vol. II, January 14, 1936; and

WHEREAS, the resolution was amended September 15, 1936; and

WHEREAS, the term of variance was extended from time to time and last extended May 17, 1949; and

WHEREAS, on November 12, 1952, the time was extended to complete the work; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949, as thereafter *amended* by resolutions adopted through November 12, 1952, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision f, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (Alt. Applic. 290/49)

36-33-BZ

APPLICANT—Hurley and Hughes, for Serafina Ragazzo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building to a garage for more than five motor vehicles and, also; a motor vehicle repair shop.

PREMISES AFFECTED—3070 Webster avenue, east side, 50 ft. north of East 202nd street (Block 3330, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Natale Robert Anzelmo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, only

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so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits required including a certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution" (Alt. 237/49).

11-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fay Beinstock, owner (Bolton McLucas, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the change of use from plumbing supplies to plumbing supplies and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue (Block 3560, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 29, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 5, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as thereafter *amended* through January 5, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"* * * that in view of statement by applicant that all work has been completed and that additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution." (Alt. Applic 3178-50)

772-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Murray and Fay Bloom, Joe and Victoria Filosa, William and Emaline Jones and Jennie Mateyko, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and local retail use district, the extension of an existing wet wash laundry into a residence use district.

PREMISES AFFECTED—427 Ralph avenue and 1802-1823 Bergen street, northeast corner (Block 1445, Lots 1, 64, 65, 66, 67 and 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol. III, on February 4, 1947, on certain conditions; and

WHEREAS, the resolution was further amended on March 23, 1948; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 21, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1941, as thereafter *amended* by resolutions adopted through April 21, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that plans have been approved by the Borough Superintendent but no work has been started, that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. 3135/45).

276-43-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the change in occupancy from storage garage for more than five motor vehicles to factory and storage, with height of entrance to loading platform smaller than required.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 12, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, by adding thereto:

"* * * that in lieu of the above requirements as to a stack through the elevator penthouse roof, a stack may be as indicated on revised plans filed with this request for amendment marked 'Received April 6, 1954,' (1 sheet), *on condition* that in all other respects the resolution as adopted by the Board January 12, 1954, shall be complied with; that such stack however shall not extend beyond the top of the elevator machine room roof more than 4 ft." (Alt. 587/53)

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481-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Rosario Esposito, owner (George P. Kirschner, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop (radiator and fender repairs).

PREMISES AFFECTED—30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 3, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on February 25, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1948, as *amended* by resolutions adopted through October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and work is completed, awaiting a certificate of occupancy, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. 770/47)

282-48-BZ

APPLICANT—Robert Gottlieb, for Eastern Boulevard Realty Corp., new owner (Rose Hurwitz, former owner).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1948, only so far as it has reference to additional tanks, so that as *amended* this portion of the resolution shall read:

“* * * that in addition to the six (6) 550 gallon tanks as permitted by the Board, there may be two additional tanks, making a total of eight (8) tanks, as passed upon by the Borough Superintendent under Misc. Applic. 2660 and 22/1954, and as indicated on plans filed with this request for amendment marked ‘Received April 6, 1954’ (1 sheet), *on condition* that in all other respects the resolution above cited shall be complied with; that if the brand sign has been located differently than as approved, namely at the intersection of White Plains road and Bruckner boulevard, that such brand sign shall be moved to such location in lieu of an additional post standard as requested.” (N.B. Applic. 2169/48 and Misc. Applic. 266/44)

311-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1000 Flatbush Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing business building (stores) into residence district, with an exit leading to street through residence district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 22, 1948, on certain conditions; and

WHEREAS, the resolution was amended on December 14, 1948; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 7, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1951, as *amended* by resolutions thereafter adopted through April 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that no plans have been approved and no work done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (Alt. 4847/48)

595-49-BZ

APPLICANT—Galante Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of

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the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the change in occupancy from stable to baling of scrap and waste paper.

PREMISES AFFECTED—590 Water street, north side, 68 ft. 1 in. west of Montgomery street (Block 245, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: James R. Rafrano and Salvatore Bananna.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on March 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that although the time within which the work was required to be completed has expired, in view of the substantial completion of the work, that all permits shall be obtained and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. App. 927/49)

reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applic. 1394/51)

162-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.

PREMISES AFFECTED—190-202 Highland place, west side, 162 ft. south of Fulton street (Block 3958, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, by adding thereto:

"that in the event the owner does not desire to increase in width and height the two doorways to the building, the one to the south may be omitted, provided the one to the north is widened as proposed and all large motor vehicles shall enter and leave through such door; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 214/52)

422-52-BZ

APPLICANT—Lama, Proskauer and Prober, for James Nicoletta, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 7A of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, with an entrance (curb cut) more than the permitted distance from intersection.

PREMISES AFFECTED—165-167 West 9th street, north side, 80 ft. west of Court street (Block 381, Lots 41 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 21, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 21, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1952, as thereafter *amended* by the resolution adopted April 21, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, work is completed, and a certificate of occupancy has to be obtained, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. 769/52)

479-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Birmingham, Castelman and Pierce, Inc., Margaret H. and Clara A. V. Henshaw, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from one family dwellings to business use (offices) and caretaker's apartment.

PREMISES AFFECTED—130-136 East 38th street and 312 Lexington avenue, southwest corner (Block 893, Lots 71, 72, 73 and 74), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent, but no work has been started, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. App. 388/52)

550-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruno Schade, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition,

under sections 7e, 7h and 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicle repairs, painting and spraying, sale and display of new and used cars, parking of cars waiting to be serviced and the parking and storage of motor vehicles to existing auto laundry and one car garage, brake testing, body, radiator and fender straightening, greasing, battery charging and ignition.

PREMISES AFFECTED—2346-2350 Nostrand avenue, west side, 180 ft. north of Avenue J (Block 7593, Lots 73 and 75), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 22, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1953, so as to refer to plans filed with the application as "Received July 15, 1952" (5 sheets) and "May 7, 1953" (4 sheets) and by adding thereto:

"that the requirements as to fences may be modified so that in the event a building is erected on the adjoining lot 77 to the south, such fence as required may be omitted where the wall of such proposed building on lot 77 is on the lot line, *on condition* that in all other respects the resolutions above cited shall be complied with." (Alt. 1937/52).

564-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusement, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a kiddie park, miniature golf course, golf driving range, baseball batting range and storage shed, and permitting the parking of patrons' cars (no fee to be charged) all for a term of years.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street (Block 8083, Lot 35; Block 8084, Lot 127 and Block 8085, Lot 3), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on April 7, 1953; and

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WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolution adopted on October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and the work is substantially complete, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 781/52)

736-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bradshaw Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a business building (stores), storage, loading and unloading platform, and permitting the parking of patrons and employees cars, with a business entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—138-44 86th avenue and 86-02 to 86-12 139th street, southwest corner (Block 9646, Lot 32), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been filed with the Department of Housing and Buildings but not approved and no work started, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applic. 5205/52)

807-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Bertha Schwartz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in the local retail use portion of a lot located in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and

office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot, for a term of years.

PREMISES AFFECTED—140-20 Farmers boulevard and 174-25 to 174-33 142nd avenue, northwest corner (Block 12592, Lot 315), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 2, 1953; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on March 2, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1953, as thereafter *amended* by approval of plans on June 2, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of approval of plans by the Board on March 2, 1954, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 6211/52)

191-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use district portion of a lot located in a residence and business use district, the extension and change in use of five-car garage and storeroom to include auto upholstery shop, car wash, motor vehicle repairs and wheel alignment and five-car garage; and the change of use of accessory building of existing gasoline station from stores, lubritorium, office and office on 2nd floor to gasoline station, lubritorium, stores, office and auto showroom for sale of motor vehicles, and office on 2nd floor; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—42-02 to 45-18 Queens boulevard, south side, from 42nd to 43rd streets; 45-01 to 45-09 42nd street, and 45-02 to 45-10 43rd street (Block 169, Lot 22), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Borough Superintendent and work is completed, awaiting a certificate of occupancy, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 362/53)

1202-21-BZ—Vol. III

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen Inc., owner (Robert Nethery, lessee).

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the proposed change from "storage garage for more than 5 motor vehicles, two 5 car garages and one 6 car garage" to "storage garage for more than 5 motor vehicles, body and fender work, spraying, welding, auto repair, office, storage of parts, locker room and 7-1 car garage, 1-2 car garage and 1-6 car garage"; previously granted on condition re change in occupancy of existing garage for more than 5 motor vehicles and 2-5 one-car garages to a motor vehicle repair shop and spraying room and closet.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

395-31-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the

motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repair, storage of cars to be serviced, minor adjustments and repairs, display and sale of light merchandise and incidental factory work; previously granted on condition re the change of occupancy of an existing building to a motor vehicle repair shop and garage for more than 5 years.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street (Block 13107, Lots 17, 23, 25 and 28), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

137-33-BZ—Vol. II

APPLICANT—Joseph V. McKee and M. Martin Elkind, for Morris Maran and Gerold R. Golding, owners.

SUBJECT—Application for consideration—reopening and restoration to the calendar—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores) and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years; previously withdrawn and previously denied for erection and maintenance of a gasoline service station.

PREMISES AFFECTED—61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the calendar, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

(Remaining Minutes of the Meeting of April 27, 1954 will be printed in the Bulletin of May 11, 1954.)

12.03
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 19

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On April 29, 1954, Copy of Petition and Order of Certiorari was served on the Board by Coleman & Sanner, attorneys for Frank N. and Amelia D. Giampietro and Anthony Caltieri, objecting property owners, seeking a review of the Board's determination on March 23, 1954, granting a variance under Section 7, subdivision f, of the Zoning Resolution, permitting for a term of 15 years, in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs and an office, also the parking and storage of motor vehicles on the unbuilt-upon portion of plot; Cal. No. 704-53-BZ; premises 145-55 New York Boulevard, Jamaica, Borough of Queens.

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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(Remaining Minutes of the Meeting of May 4, 1954 will be printed in the Bulletin of May 18, 1954.)

CALENDAR

DOCKET

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Cal. No. Dept. Premises Affected

306-54-BZ—H.B.B.—375-381 Remsen avenue, east side, 60 ft. north of Lenox road (Block 4645, Lots 50 and 51), Borough of Brooklyn, N.B. 239-54.

307-54-A—H.B.Q.—35-47 222nd street, east side, 135.64 ft. (141.33 ft.), north of 37th avenue (Block 6192, Lot 10), Bayside, Borough of Queens, N.B. 99-54.

308-54-A—H.B.Q.—35-53 222nd street, east side, 89.64 ft. (95.33 ft.), north of 37th avenue (Block 6192, Lot 8), Bayside, Borough of Queens, N.B. 100-54.

309-54-SM—Gold Bond Lath and Gypsolite Plaster (3 hr. fire-resistive ceiling under structural steel), manufactured by National Gypsum Co., Material.

310-54-SM—Old Newark Lath and Plaster (3 hr. fire-resistive ceiling under structural steel), manufactured by Newark Plaster Co., Material.

311-54-SM—USG Rocklath and Structolite Plaster (3 hr. fire-resistive ceiling under structural steel), manufactured by United States Gypsum Co., Material.

312-54-SM—Gold Bond Gripboard (acoustical tile), manufactured by National Gypsum Co., Material

313-54-SM—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 buildings), manufactured by National Gypsum Co., Material.

314-54-SM—Gold Bond Corrugated Asbestone Roofing, Siding and Accessories, manufactured by National Gypsum Co., Material.

315-54-SM—USG Shingle-Backer (for installation under sidewall Shingles, etc.) manufactured by United States Gypsum Co., Material.

316-54-SM—Dex-O-Neotex (latex mastic floor and deck covering), manufactured by Crossfield Products Corp., Material.

317-54-SA—Spencer Rancher (gas-fired) Heating Boiler, Models 1G3-4-5-6-7-8 and 2G3-4-5-6-7-8, manufactured by Avco Manufacturing Corp., Appliance.

318-54-A—H.B.B.—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn, Alt. 87-54.

319-54-BZ—H.B.M.—10 St. Nicholas place, northeast corner of West 150th street (Block 2054, Lot 44), Borough of Manhattan, Alt. 541-54.

320-54-SM—Minwax Super Seal Fabric (spandrel waterproofing), manufactured by Minwax Co., Inc., Material.

321-54-SM—Minwax Weathercap (for waterproofing and caulking stone joints), manufactured by Minwax Co., Inc., Material.

322-54-SM—Minwax Transparents (waterproofing for exterior masonry walls above grade), manufactured by Minwax Co., Inc., Material.

323-54-SM—Minwax Full Seal Fabric (spandrel waterproofing, window flashing, etc.), manufactured by Minwax Co., Inc., Material.

324-54-SM—Minwax Caulking Compound (for window and door frames, glass block construction, etc.), manufactured by Minwax Co., Inc., Material.

325-54-SM—Minwax Dampproofing Materials (for damp-proofing masonry walls), manufactured by Minwax Co., Inc., Material.

326-54-SM—Minwax Cotton Cord Cloth (membrane waterproofing), manufactured by Minwax Co., Inc., Material.

327-54-A—H.B.M.—1117-1119 1st avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan, Amendment to Alt. 765-49.

328-54-SA—Caloric Double Duty Automatic Gas Disposer (garbage disposal unit), Models 10, 10-S, 10-W and 10-WS, manufactured by Caloric Stove Corp., Appliance.

329-54-A—H.B.M.—1554-1556 3rd avenue, west side, 51 ft. 5 in. north of East 87th street (Block 1516, Lot 35), Borough of Manhattan, Amendment to Alt. 296-53.

330-54-A—H.B.Q.—90-01 Parsons boulevard, southeast corner of 90th avenue (Block 9756, Lot 28), Jamaica, Borough of Queens, Alt. 781-54.

331-54-SA—Bendix Duomatic Washer-Dryer, Models CEV-NS and CEV-MS (gas-fired), manufactured by Avco Manufacturing Corp., Appliance and Electronics Division, Appliance.

332-54-BZ—H.B.M.—842-846 Broadway and 140-150 4th avenue, northeast corner (Block 565, Lot 21), Borough of Manhattan, Alt. 213-54.

333-54-A—F.D.—741 St. Nicholas avenue, northwest corner of West 147th street (Block 2062, Lot 131), Borough of Manhattan, 98246-LC and Decision.

334-54-A—F.D.—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan, Amendment to Alt. 1193-53.

335-54-A—F.D.—529-533 Westchester avenue, north side, 190 ft. east of Brook avenue (Block 2359, Lot 1), Borough of The Bronx, Decision.

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1674-21-BZ—Vol. II—H.B.Bx.—151 East Burnside avenue, northeast corner of Creston avenue (Block 3160, Lot 1), Borough of The Bronx, Alt. 199-54.

491-31-SA—Perfection Oil Space Heaters, Models 3173(3171), 3172(3170), 3159(3157), 3158(3156), 3146(3145), 3151(3150) 2132(2130); (reopened re change of exterior design and model numbers), manufactured by Perfection Stove Co., Appliance.

1550-39-SM—Weatherwood Insulating Fire Board and Samson Insulating Fibre Board (reopened re report as to change of trade name), manufactured by United States Gypsum Co., Material.

68-42-SM—Vol. II—USG Duron combustible trim, partition, etc.); (reopened re report as to change of trade name), manufactured by United States Gypsum Co., Material.

476-44-SM—Vol. IV—United States Gypsum Company Long Length Rocklath and Plaster Exterior Wall Furring System, manufactured by United States Gypsum Co., Material.

870-47-BZ—Vol. II—H.B.Bx.—1100-1108 East 22nd street and 3866-3868 Laconia avenue, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx, Alt. 1069-53.

349-50-SM—United States Gypsum Co. Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant); (reopened re report as to change of trade name), manufactured by United States Gypsum Co., Material.

672-51-SM—Vol. II—Armstrong Felt Lining Felt (floor covering accessory); manufactured by Armstrong Cork Company, Material.

754-53-BZ—H.B.Q.—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens, N.B. 3853-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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MAY 11, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 11, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952—Application (decision of the borough superintendent), under sections 7c, and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

Laid over from March 9, 1954, to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

CALENDAR

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed. Applicant to obtain decision from Borough Superintendent as to Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Inc., owner.

SUBJECT—Application December 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

Laid over from April 27th, 1954 to May 11, 1954, for decision; hearing closed; in connection with application on adjoining plot Cal. No. 878-53-BZ.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of The Bronx.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

889-53-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple street, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple street, (Block 5153, Lot 1), Flushing, Borough of Queens.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a

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term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.
SUBJECT—Application reopened January 6, 1953 as Vol. II, December 3, 1952—re (decision of the borough superintendent) under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district, the change in occupancy from dwelling three car accessory garage and storage of contractor's equipment in open yard, to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for applicant to file revised plans and for decision by Board.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, and the conversion and extension of existing structure now used as an auto showroom to be used as an accessory building for lubrication, car wash, motor vehicle repairs, wheel alignment, new and used car shape up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile show room and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portions of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-36 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for decision after applicant has filed revised plans; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for inspection and decision; hearing closed.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

Laid over from March 9, 1954, to April 20, 1954, for inspection and decision after applicant has filed revised plans; hearing closed; then to April 27, 1954, awaiting records from the Department of Housing and Buildings; then to May 11, 1954, for further consideration after applicant has filed revised plan and new decision of the borough superintendent.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Gise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application, December 15, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

Laid over from March 23, 1954 to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots; then to May 11, 1954, for further consideration of the new information furnished by the applicant as to affidavit of ownership.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to

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permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application June 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street (Block 3422, Lot 134), Borough of The Bronx.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue (Block 4987, Lot 25), Bay Terrace, Borough of Richmond.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into set back area, and to permit the off street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the

change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

812-53-BZ

APPLICANT—Carl H. Salminen, for Antonio Scalone, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the maintenance of existing two family dwelling without the required set back from street line.

PREMISES AFFECTED—15-08 Francis Lewis boulevard, south side, 76.29 ft. east of 155th street (Block 4724, Lot 56), Whitestone, Borough of Queens.

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 18, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a 1½ times height district the extension of ninth floor of existing hospital without the required set backs.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street (Block 1950, Lot 14), Borough of Manhattan.

911-53-BZ

APPLICANT—Fred C. Dahlem, for Trebuh's Realty Co., Inc., owner (The Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit extension of business use into residence use district portion of plot.

PREMISES AFFECTED—402 East 54th street, south side, 94 ft. east of 1st avenue and 980 1st avenue (Block 1365, Lots 46 and 47), Borough of Manhattan.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

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SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 11, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 11, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

653-53-A

APPLICANT—J. Ryback & Co., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

734-53-A

APPLICANT—Daniel Moore, for Park of Edgewater Inc., (owner of land) and William A. Daulton (owner of building).

SUBJECT—Application October 14, 1953—filed pursuant to section 35, General City Law re building located in bed of a proposed street—Longstreet avenue.

PREMISES AFFECTED—East side of Longstreet (proposed), 87 ft. south of Sampson street (proposed); (Block 5517, part of Lot 61), Bungalow 82-B, Park of Edgewater, Borough of The Bronx.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner).

OWNER OF PREMISES—Second Riverdale Corporation.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit, #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

798-46-A—Vol. V

APPLICANT—Harry M. Prince, for Finland House Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-45 East 50th street, north side, 75 ft. west of Park avenue (Block 1286, part of Lot 31—formerly Lots 32 and 132), Borough of Manhattan.

676-44-A—Vol. III

APPLICANT—Charles Kandall, for Cong. Anshei Zedek of Bensonhurst, owner.

SUBJECT—Applicant reopened January 12, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street (1st floor); (Block 5569, Lot 45), Borough of Brooklyn.

272-54-A

APPLICANT—Paul Friedman, for 8418 Realty Corp., owner (Bensonhurst National Bank, lessee).

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8414-8424 Bay parkway and 2175-2183 85th street, northeast corner (Block 6335, Lot 43), Borough of Brooklyn.

278-54-A

APPLICANT—National City Bank of New York, lessee, for Equitable Life Assurance Society of the United States, owner.

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SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—169 Clinton avenue and 424-442 Myrtle avenue, southwest corner of Waverly avenue (Block 1902, Lots 22, 24, 25 and 28), Borough of Brooklyn.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 18, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulicht and Maxwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans.

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859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

Laid over from April 27, 1954, to May 18, 1954, for inspection and decision; hearing closed.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition

of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

890-48-BZ—Vol. II

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner (John Dursi Inc., lessee).

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use, B area district the relocation of ramp to cellar, and the cutting of new opening in west wall of repair shop, giving access from Hughes avenue, (previously granted by the Board, the extension to existing one story auto show room to be used as a new parts department with a mezzanine using more than the area permitted).

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue; 2509 Belmont avenue and 2512 Hughes avenue (Block 3078, Lots 48, 54, 56 and 59), Borough of The Bronx.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

7-49-BZ

APPLICANT—Henry G. Harris, for R. Nichols Voorhis et al., owners.

SUBJECT—Application reopened April 27, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan.

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to

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one family dwelling, one car garage with new second story; without the required rear yard.
PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.
SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.
PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.
SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.
PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.
SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.
PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.
SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.
PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

887-53-BZ

APPLICANT—Latham C. Squire, for Scandinavian Airlines Systems, Inc., owner.
SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with off street parking in the residence use portion of plot and with a business entrance in residence use district.
PREMISES AFFECTED—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.
SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.
PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.
SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.
PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 18, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

799-49-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application reopened February 9, 1954—re Erie Meter Systems Inc., Fleet Fueler Gasoline Dispensing Pumps, Models 4011 and 4012 and 4125.

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346-39-SA

APPLICANT—Watts Regulator Company, owner.
SUBJECT—Application reopened January 12, 1954—re Watts Vacuum Breaker, No. 88.

149-54-SA

APPLICANT—Hoskinson Free Heater Inc., owner.
SUBJECT—Application March 4, 1954 Hoskinson Free Heater Model, C-R-C (heat reclaimer).

42-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.
SUBJECT—Application January 20, 1954 Delta Oil-fired Unit Heater Model UH-220.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.
SUBJECT—Application January 20, 1954 Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210.

279-47-SA

APPLICANT—Hamilton Manufacturing Company, owner.
SUBJECT—Application March 20, 1947 Hamilton Electric Clothes Dryer, Model 600-E.

627-52-SM

APPLICANT—Pioneer Fireproof Door Corp., owner.
SUBJECT—Application August 6, 1952 Pioneer one and one-half Hour Test Panel Kalamein Doors.

463-53-SM

APPLICANT—F. E. Schundler & Co., owner.
SUBJECT—Application June 10, 1953 Schundler Acoustical Mineral Tile.

133-51-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Application February 28, 1951 Gold Bond Mill-Mixed Perlite Plaster.

985-40-SM—Vol. II

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application reopened December 16, 1952 Re Gold Bond Acoustical Products—Travacoustic and Acousti-Metal System (fireproof ceiling Finish).

920-53-SM

APPLICANT—Abco Tank Co., owner.
SUBJECT—Application December 21, 1953 Abco Tank Co., 275 gallon Fuel Oil Storage Tanks (3 sizes).

828-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application October 28, 1953 Twin Boro Cement Block Corp., Cinder Concrete Building Blocks.

553-53-SM

APPLICANT—Cupples Products Corp., owner.
SUBJECT—Application July 10, 1953 Cupples Products Corp., Aluminum Windows, Series 490, 500 and 700.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.
SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

130-54-A

APPLICANT—Andrew Di Camillo, for Anna Cara, owner.
SUBJECT—Application February 26, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 172 (subd. 1) of the M.D.L. re legal yard.

PREMISES AFFECTED—9 Cranberry street, north side, 78 ft. 6 in. east of Columbia Heights (Block 214, Lot 26), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

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PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

Laid over from April 27th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

Laid over from April 27, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision without further argument.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service

station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; applicant to file corrected plans and additional statement.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954 for decision and inspection; no further argument; hearing closed.

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182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; no further argument; hearing closed.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(h) of the zoning resolution, to permit in a residence use district for a term of ten years the change of present uses of make shop, storage and locker room, garage for more than five motor vehicles, and packing room, to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street (Block 1483, Lot 38), Borough of Manhattan.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.

SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the

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borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

904-53-BZ

APPLICANT—Leonard F. Rothkrug, for Alexander McLarnon, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing structure on first floor using more than the area permitted.

PREMISES AFFECTED—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 25, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corp., owner (C. and C. Food stores, Lessee).

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to store (super-market).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 106 1st place (Block 459, Lots 2 and 6), Borough of Brooklyn.

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoris road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

513-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Theodora Condars, owner.

SUBJECT—Application July 2, 1953—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—103-01 to 103-23 Beach Channel drive, south side, from Beach 104th street to Seaside avenue (Block 588, Lots 11, 64 and 76), Rockaway Beach, Borough of Queens.

611-53-BZ

APPLICANT—Morris Rothstein and Son, for Wesley A. Roche, owner.

SUBJECT—Application August 5, 1953—(decision of the borough superintendent) under section 9A(a) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling to a height greater than that permitted within two miles of an airport.

PREMISES AFFECTED—2515-2545 East 29th street, southeast corner of Avenue Y (Block 7445, Lots 39, 49 and 65), Borough of Brooklyn.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

CALENDAR

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).
SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.
PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.
SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.
PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 8, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 15, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.
SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.
PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.
ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for action by the Board after completion of the work involved under Cal. 148-54-BZ.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of April 27, 1954)

81-35-BZ—Vol. II

APPLICANT—Larry Meltzer, for William Gold, owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, and to permit in a business and residence use district, the change from auto showroom and store and shop for new auto accessories, locks, windshield wipers, glazing, speedometers, upholstery, auto heater service station (no auto repairing), parking and storage of more than 5 motor vehicles, sales and display of new and used cars on vacant space, to auto showroom, auto parts, motor vehicle repair

shop, storage and parking of more than 5 motor vehicles and sales and display of new and used cars.

PREMISES AFFECTED—2027-2035 Flatbush avenue and 1-11 Baughman place, northeast corner (Block 7867, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, proposed 5 car garage non accessory on two family dwelling; previously denied.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street (Block 3127, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: James R. Curreri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider use of existing garages, formerly accessory, for rental purposes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a local retail and residence use district, the proposed extension which is to be used as a service station, garage and auto laundry is an extension of non conforming use; previously granted on condition the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner (Block 3255, Lot 32), South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown and Joseph A. Dimino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

7-49-BZ

APPLICANT—Henry G. Harris, for 56 Lenox Corp., owner (Lottie Parra, lessee).

SUBJECT—Application for consideration—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 18, 1954, at 10 A.M., subject to the regular

procedure, waiving all requirements except a new decision of the Borough Superintendent which has been filed and publication in the Bulletin. The variance granted by the Board expired on July 3, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application for consideration—reopening and rehearing on revised proposal—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, and for the sale and display of used cars, previously denied.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner (Block 2477, Lots 1, 3 and 35), Newtown, Borough of Queens.

APPEARANCES—

For Applicant: Fred C. Dahlem and Vincent Engellis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal. The Board deemed that the new proposal justified a new hearing in view of the changes proposed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

927-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Pegasus Realty Corp., owner (Volitant Publishing Co., lessee).

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to business offices and one family dwelling for a term of ten years.

PREMISES AFFECTED—105 East 35th street, north side, 105 ft. east of Park avenue (Block 891, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn on request of owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

928-52-A

APPLICANT—Lama, Proskauer and Prober, for Pegasus Realty Corp., owner (Volitant Publishing Corp., lessee).

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—105 East 35th street, north side, 105 ft. east of Park avenue (Block 891, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 3, 1952 reads:

"2. Provide at least one lawful means of egress.

3. Commercial building exceeds tabular height limits contrary to 4.2.1. B. C. Top floor to remain vacant."

and

WHEREAS, the applicant requested withdrawal of this appeal to comply.

Resolved, that this appeal be and it hereby is *withdrawn*.

185-42-S—Vol. II

APPLICANT—Atlantic Zinc Works, Inc., lessee, for New York Dock Co., owner.

SUBJECT—Application reopened May 6, 1952 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—188-210 Van Brunt street, west side, 360 ft. south of Bowne street and 87 Bowne street (street floor); (Block 507, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and report as to amendment as to additional name—re Sun-Ray Fuel Oil Burner, previously approved.

APPEARANCES—

For Applicant: John R. Maxwell.

ACTION OF BOARD—Application reopened for report as to amendment for additional names under which the appliance may be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

679-38-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application for consideration—reopening and report as to additional model—re Humphrey Gas Unit Heaters, Models 60, 65, 85, 100, 125 and 200, previously approved.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Application reopened for report as to additional Model No. 40.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening and report as to additional trade name—re ABC Oil Burner, Model 52A, previously approved.

APPEARANCES—

For Applicant: E. F. Groves.

ACTION OF BOARD—Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening and report as to additional trade name—re ABC Oil Burner Model 55, previously approved.

APPEARANCES—

For Applicant: E. F. Groves.

ACTION OF BOARD—Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE,, *Chief Clerk*.

REGULAR MEETING

TUESDAY MORNING, MAY 4, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 20, 1954, were approved as printed in the Bulletin of April 27, 1954, Vol. 39, No. 17.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy, and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, 10 A. M. for inspection and decision without further argument.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office and to include garage for more than five motor vehicles and the parking of motor vehicles.

MINUTES

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron H. Walowit, Margaret Watson and Augusto Rodrigues.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Guise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application reopened January 5, 1954 as Vol.

II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four story dwelling, one story frame dwelling, one story metal building and two gasoline service stations, and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Samuel Loeb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 11, 1954, at 10 A. M. for further consideration of the new information furnished by the applicant as to affidavit of ownership.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner, and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Opposition: George H. Aruny, Dimitro Fostyk, Mrs. Carlson, Pauline Fostick and Alex Korpan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for inspection and decision without further argument; applicant to file corrected plans and additional statement.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the

removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp. owner.

SUBJECT—Application reopened February 2, 1954 as Vol.

II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Joseph Deutsch, Jerome Gottlieb, Jack Drucker, George M. Winston and Gerald Seltler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25th, 1954, 10 A.M. for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Jack Wachs.

For Opposition: James H. Huffnagle, Mary MacLeod, William Albert, Samuel G. Thomson and George Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954 at 10:00 A.M. for decision and inspection; no further argument. Hearing closed.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit for a term of fifteen years, in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

MINUTES

PREMISES AFFECTED—18-10 Utopia parkway and 169-01 to 169-07 19th avenue, northwest corner; 169-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Leonard Weintraub, Peter Belsito, Simon Gallet, Kcn Goldblatt, Gertrude Hoyt, Mae Barone, John Murphy, Frank Daly, Albert Schwarz and Diana Glotzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954 at 10:00 A.M. for inspection and decision; hearing closed.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman, Josef Gudemann, M.D., M. H. Misbin and Rudie Spinack.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954 at 10:00 A.M. for inspection and decision; hearing closed.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Milton G. Harrison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954 at 10:00 A.M. for inspection and decision; no further argument; hearing closed.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for inspection and decision; hearing closed.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Alfred Conte, Lillian Horn, Max Klein, Harriet Sederer and Santo Capra.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25th, 1954, at 10 A. M. for inspection and decision; hearing closed.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Albert A. Recca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for inspection and decision; hearing closed.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954 (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets, 1057-1081 East 55th street, and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward B. Cadley, Adolph C. Roehm and Joseph B. Klein.

For Opposition: Joseph Hoffman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 25, 1954, 10 A.M. for inspection and decision; hearing closed.

725-24-BZ—Vol. IV

APPLICANT—Siegel and Green, for 321 West 54th Street Realty Corp., owner (The Gevaert Company of America, Inc., lessee).

MINUTES

SUBJECT—Application March 12, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in use from factory (candy) (previously granted by the Board), to offices, warehousing and distribution of photographic products and its incidental processing and packaging, for a term of years (to expire January 10, 1965).

PREMISES AFFECTED—321-343 West 54th street, north side, 275 ft. east of 9th avenue (Block 1045, Lots 12 and 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, Harry Lax and Albert Coenen.

For Opposition: Dolores Feeney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on March 23, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 54th street is in residence, retail and retail-1 use, B area, class 1½ height districts; 9th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1954 acting on Alt. Applic. 345-54, reads:

"1. Proposed change of use within the building located within a Residence Use District from a candy factory to offices, warehousing and distribution of photographic products and packaging is contrary to Sec. 3 Art. II Zoning Resolution and Cal. 725-24-BZ, Vol. II, B. S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. 5 in. in depth, on which there exists a two-story and basement factory building, of class 1 and class 2 construction, equipped with an automatic wetpipe sprinkler system with a central station alarm, a standpipe system and is mechanically air conditioned throughout the entire building; that this existing building was originally a garage and was converted to a candy factory in 1944-45 at considerable expense and was made to conform to the Board's resolution under Cal. No. 725-24-BZ, Vol. II; that on February 25, 1947 the Board permitted an additional story to be added to the existing candy factory, under Cal. No. 725-24-BZ, Vol. III and thereafter, on January 10, 1950, the term of the variance was extended for 15 years from that date; that certificate of occupancy No. 40145 dated August 12, 1952 was issued upon completion of alteration work for the additional story, and which certificate is now in full force and effect; and

WHEREAS, the applicant further states that the Marlon Confections Corporation, lessee-tenant of the subject premises since its original conversion to a candy factory, has now vacated this building and has removed its industrial equipment used in this candy factory, as for reasons beyond its control, it is discontinuing its business operations; that consequently, the owner, a corporation affiliated with Marlon, has negotiated for a new tenant for this entire building; that before this lease can be made effective, it will be necessary to obtain an amendment to the Board's resolution, permitting the change of use from the candy factory to the new tenant's use; that the prospective tenant, The Gevaert Company, proposes to use the entire building, as is, for its

offices, warehousing and distribution for photographic products and its incidental processing and packaging; that the lessee does not contemplate any exterior structural alterations, nor any increase in the area of height of the existing building, nor will there be any deviation from the Board's original resolution of October 17, 1944 as to ventilation, sprinkler protection and other similar conditions, other than the change of tenancy; that all other applicable laws, rules and regulations to the new tenant's use and occupancy will be complied with in all respects; and

WHEREAS, the applicant contends that the character of this block has not substantially changed since the original candy factory variance, and the proposed change of tenancy, if anything, will tend to improve the block; that while the street is still zoned for residence use, it is not residential in character as there exists considerable non-conforming uses on this street, particularly the large bus garage opposite the subject premises; that the proposed use is a logical and reasonable utilization of the existing building and its facilities, without impairing any neighboring interests; that the Board is urged to grant the necessary amendment to its resolution to permit this change of use, thereby enabling the owner to make a beneficial use of its property without in any way being detrimental to or adversely affecting the character of the existing neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since August 10, 1944; that the assessed valuation of land is \$200,000 and of the building \$175,000, making a total of \$375,000; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. III on February 25, 1947, as thereafter amended by resolutions adopted through January 10, 1950, by adding thereto:

"that in the event the owners desire to change the occupancy of the building to that now proposed for warehouse, distribution of photographic products and incidental processing and packaging, such change of occupancy may be permitted for the term previously granted, expiring January 10, 1965, *on condition* that the requirements of the resolutions above cited shall be complied with; that there shall be no nitrate film stored in the building; that the premises shall be arranged and occupied substantially as indicated on plans filed marked "Received March 12, 1954" (6 sheets), as amended by revised plans marked "Received April 27, 1954" (3 sheets); that the laboratory rooms as proposed for testing shall be located toward the center of the building and shall be used only for spot checking small samples representative of each shipment and not for general laboratory work; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application reopened April 6, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: William Sambur.

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For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on December 20, 1949 this application was granted on condition, under section 7h, for a term of two years, to permit the parking of motor vehicles of patrons and employees of store on premises, and in the residence use portion of the plot; and

WHEREAS, on December 4, 1951 the term of variance extended for a term of two years; and

WHEREAS, the applicant requested an extension of the term of variance, which had expired by limitation; and

WHEREAS, this application was reopened on April 6, 1954 and set for hearing on May 4, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, term of variance having expired December 4, 1953; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1954 acting on amendment to Alt. Applic. 541-49, reads:

"1. Proposed continued use of the portion of the premises that extends from retail use into residence use for the parking of customers cars is contrary to Art. 2, Sec. 3 of the Z.R. and the resolution of the Board Cal. 148-33-B.Z."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, as thereafter amended by resolutions adopted through December 4, 1951, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision h of the zoning resolution, for a term of five (5) years from the date of this *amended* resolution, as passed on by the borough superintendent under decision dated April 5, 1954, to permit * * *; and that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that a new certificate of occupancy shall be obtained" (Alt. 541/49).

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb. for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application December 11, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the display and sales of used cars and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application has reopened as Vol. II on January 5, 1954, subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a business use, B area, class 1½ height district; East 172nd street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on N. B. Applic. 1279-53, reads:

"1. In a Business use district the proposed 'Gasoline service station, lubritorium, car washing, motor vehicle repairs (hand tools only) display sales of used cars, storage, parking and storage of motor vehicles' is contrary to Sect. 4 of the Zon. Res."

and

WHEREAS, the applicant states the premises consist of a plot, 100 ft. frontage by 107 ft. in depth, irregular, vacant, and used for the parking and storage of more than five motor vehicles, for which certificate of occupancy No. 1033-42 has been filed; that it is proposed to erect a building 55 ft. front by 28 ft. in depth, one story, 15 ft. in height, of class 3 construction, to be used as auto laundry, lubritorium, motor vehicle repairs and office; that it is further proposed to install six 550-gallon gasoline tanks, with four dispensing pumps and with two 30 ft. curb cuts; that it is further proposed to display and sell 8 used cars and to permit parking and storage of 8 motor vehicles; and

WHEREAS, the applicant contends that the owners recently bought this plot with the idea of improving it with a gasoline service station because it is felt that this area needs a modern gas station; that the character of the street is such that the erection of stores would not be feasible; that the Third avenue elevated structure faces the property; that to use the property solely as a parking lot does not pay, as the income is not sufficient to keep a night operator as is required in this neighborhood; that the erection of the proposed gas station would not diminish the off-street parking on the lot as this still would be kept; that the proposed gas station would not interfere with any gas stations on Third avenue, as there are none in the immediate neighborhood; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received December 11, 1953" (4 sheets), *on condition* that the premises shall be arranged substantially as indicated thereon, and under section 7i for a similar term there may be repairing of motor vehicles for adjustments only maintained solely within the accessory building; that there shall be no cellar under the accessory building and that the accessory building shall comply with the requirements of the Building Code; that the exterior of the building shall be of brick; that the plot shall be leveled substantially to the grade of Third avenue and on the exterior lot lines a woven wire fence of the chain link type shall be erected on a masonry base or

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retaining wall as the grade may require, to a total height of not less than 5 ft. 6 in.; that the balance of the plot shall be surfaced with concrete or asphaltic paving; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that curb cuts shall be restricted to two on Third avenue, each not over 30 ft. in width and no portion of a curb cut to be nearer than 5 ft. to a side lot line as prolonged; that the number of gasoline storage tanks shall be limited to six 550 gallon tanks; that under section 7h, there may also be parking of cars awaiting service and the general parking of motor vehicles of the pleasure car type only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that complete working drawings shall be submitted within two months for further consideration and additional conditions before same are filed with the borough superintendent and after approval of same, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

663-49-BZ—Vol. VI

APPLICANT—Siegel and Green, for L.S.C. Realty Corporation, owner.

SUBJECT—Application February 4, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district a new addition to existing amusement center building (previously granted by the Board), with illuminated business sign on building.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lots 65 and part of Lot 73), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Carl Littman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. VI on February 24, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1 height district; Bruckner boulevard and White Plains road are in residence and local retail use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1954 acting on Alt. Applic. 23-54, reads:

"1. Proposed addition for amusement games to existing amusement center within a residence use district is contrary to Sect. 3 of the Zoning Resolution and Resolution of the Board of Standards and Appeals Cal. 663-49-BZ Vol. III.

3. Proposed illuminated business sign on building face is contrary to Sect. 3 of the Zon. Res."

and
WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 79.15 ft. in depth, on which is located an amusement center, with three buildings for amusement games and refreshments; that certificate of occupancy No. 10899 is in full force and effect for these premises, a copy of which has been filed with this application; that it is now proposed to erect a new addition, having

an area of 30 ft. by 59 ft., one story in height, of class 4 construction, to be used for miniature amusement game machines now contained in the existing buildings, plus certain additional similar equipment for patron amusement; that the existing two buildings now used for the amusement game machines, being re-located to the new addition, will be converted to amusement game booths; that the driveway extending from Bruckner boulevard to Houghton avenue will be eliminated, as well as the fences on the building lines of Bruckner boulevard and Houghton avenue, and maintain existing fences on lot lines; and

WHEREAS, the applicant contends that Bruckner boulevard at this particular location has become established as an amusement center; that the present owners have conducted the amusement center since its inception and due to increased patronage feel the necessity of the new addition; that White Plains road extending to Houghton avenue, has now been improved whereby it affords vehicular access to Houghton avenue, eliminating the necessity of the driveway on the subject plot; that the proposed illuminated business sign on the building face is a required incidental facility for the proper conduct of the operations of the new addition and cannot adversely affect anyone as it will face Bruckner boulevard which is a 187 ft. wide street with not a single development on its north and opposite side; and

WHEREAS, the applicant states the owner has held title to the property since October 15, 1950 and that the land is assessed for \$7,800 and the buildings for \$11,200, making a total of \$19,000, and that the buildings were erected under N.B. 1409-51.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted under Vol. III, on March 11, 1952, by adding thereto:

"* * * that for a further term expiring within ten (10) years from the date of this amended resolution, the premises, mainly Lot 65 and part of Lot 73, may be permitted under section 7, subdivision e, to be arranged as indicated on revised plans filed with this application marked 'Received March 31, 1954,' 4 sheets, on condition that the proposed building at the east side of the property shall be constructed of class 3 construction instead of class 4 construction as proposed, and in all other respects the resolution above cited, adopted March 11, 1952, shall be complied with where not inconsistent with this amended resolution; that there shall be no cellar under the proposed one story building which shall be arranged as proposed and for the use as shown on such plans, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a sign reading 'playland' as shown on such plans may be permitted and permitted to be illuminated provided it does not extend beyond the building but is on the face of the gable end as shown; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution and that a new certificate of occupancy shall be obtained."

49-52-A—Vol. II

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—1928-1930 Bruckner boulevard, south side, 187.21 ft. east of White Plains road (Block 3677, Lot 65 and part of Lot 73), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Carl Littman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen as Vol. II withdrawn to comply with the requirements of the resolution adopted this day under Cal. No. 663-49-BZ—Vol. VI.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application January 5, 1954 (decision of the borough superintendent), under sections 7c, 7A and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides) and arcade building, with show windows nearer the residence use district than is permitted, and to permit the parking of patrons' cars (no fee to be charged), (previously granted by the Board, the erection and maintenance of a restaurant with signs on face of building—never built).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Edw. Hoffman for Park Dep't.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 19, 1954 subject to regular procedure, to consider proposed new use; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Emmons avenue are in residence and business use, D area, class 1 height districts; Brigham street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 11, 1953 acting on N. B. Applic. 1333-53, reads:

"1. Business use in a Residential use district is contrary to Art. II, sect. 3 of zone resolution.

2. Show window within 75' of a Residential use district is contrary to Art. IV sect. 7A of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. $\frac{5}{8}$ in. frontage by 126 ft. $10\frac{3}{8}$ in. in depth, irregular, presently vacant; that it is proposed to erect a kiddie park, arcade building and use the northerly part of the site for the open parking of patrons' cars, no fee to be charged; that the kiddie park will be developed with amusement devices consisting of Whip, Carousel, Airplane ride, Boat ride, Ferris wheel, a 5 ft. by 5 ft. portable office and an arcade building of class 3 construction, having a frontage of 40 ft. and a depth of 26 ft., one story in height; that the arcade building will contain the required toilet facilities for the kiddie park and children's mechanical amusement devices; and

WHEREAS, the applicant contends that the building will be modern in design and enhance the appearance of the entire area; that the proposed parking of patrons' cars on the site will remove the parking problem this type of business could cause; that the proposed use is permitted on that part of the site within the business use district and it is only proposed to extend said use to the entire plot; that signs, show windows

and business entrance on Emmons avenue within 75 ft. of the residence zone necessarily occur, as the site itself projects into the business zone only 20 ft. and therefore the owner is prevented from ever using the business portion of the site, which is a hardship; and

WHEREAS, the applicant states that the site was purchased on December 20, 1951, and that the land is assessed at \$8,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted for a temporary term or until such time as the proposed park is constructed, if less than the proposed temporary term; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, A and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c for a term of five (5) years, to permit the temporary use of the premises substantially as proposed and as indicated on plans filed with this application, marked "Received January 5, 1954" (3 sheets) and to permit under section 7h for a similar term the portion in the rear for the parking patrons' cars only, with no fee to be charged, on condition that the plot shall be leveled substantially to the grade of the surrounding streets and arranged substantially as proposed on such plans; that buildings shall comply with the Building Code in all other respects; that there shall be no cellar under the buildings; that the plot shall be leveled and surfaced; that on the rear portion, where parking is proposed, there shall be maintained a woven wire fence of the chain link type with anchored steel posts erected on the lot lines where indicated and on the street line of Brigham street for a total height of not less than 5 ft. 6 in. with no openings therein except one where shown, with curb cut opposite not over 15 feet in width; that such opening shall be fitted with gates of similar construction as the fence, which shall normally be closed except when the premises are in operation; that the sidewalks and curbing around the premises shall be repaired or restored to the satisfaction of the borough president; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no equipment shall be installed that exceeds 12 feet in height; that under Section 7A, for a similar term, the proposed show window may be permitted, if deemed contrary to the requirements and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

728-53-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application October 8, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of gasoline and oil selling station, lubritorium, car wash, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1800 East Gunhill road, southeast corner of Delanoy avenue (Block 4499, Lot 22), Borough of the Bronx.

APPEARANCES—

For Applicant: Melvin E. Kessler and Hugh Quinn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East Gunhill road are in a business use, D area, class 1 height district; Delanoy avenue and Brunner avenue are in residence and business use, D and E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 1, 1953 acting on N.B. Applic. 1063-53, reads:

"1. Proposed gas and oil selling station, office, salesroom, lubritorium, car washing, minor repairs with hand tools only, parking & storage of more than 5 motor vehicles in a business use district is contrary to Art. II, Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 244.39 ft. frontage by 122 and 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 44 ft. 8 in. front by 27 ft. 8 in. in depth, one story, 15 ft. 4 in. in height, of class 3 construction, to be used as a lubritorium, car wash, storage and sale of accessories and office; that it is further proposed to install ten 550-gallon gasoline tanks and two dispensing pumps, with four curb cuts fronting on East Gunhill road; that it is also proposed to use the vacant portion of the plot for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that because of the very nature of the property, the owners have been filling and levelling the property to hide a deplorable condition; that Gunhill road, the only street presently cut through for traffic around the site, is gradually becoming a most important traffic artery from the West Bronx connecting to the Hutchinson parkway to Long Island or Connecticut; that the land should obviously be put to a proper usage, commensurate with the value of the property and it is therefore requested that permission be granted to erect a first quality service station, which will be expertly managed, at this location, to insure a useful community function in serving gasoline and appurtenant service in an area practically devoid of such facility; that the proposed building, one story in height and with face brick on all sides, would in no way adversely affect an area devoid of structures; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received October 8, 1953" (3 sheets) and "January 29, 1954" (1 sheet), and under section 7i to permit the minor repairing of motor vehicles for adjustments only and maintained solely within the accessory building, and under section 7h, to permit for a similar term the parking of cars awaiting service; that complete working drawings shall be submitted to the Board for further consideration within two months from the date of this resolution, and after approval thereof, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

750-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bonnie R. Bast, owner.

SUBJECT—Application October 15, 1953 (decision of the borough superintendent), under section 7c of the zoning

resolution, to permit in a residence and business use district the storage of new and used cars in conjunction with an auto agency.

PREMISES AFFECTED—94-26 to 94-34 81st street, west side, 49.10 ft. north of 95th avenue (Block 9006, Lot 12), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision by the Board; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 81st street are in residence and business use, D area, class 1 height districts; 95th avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1953 acting on Alt. Applic. 1851-53, reads:

"1. The use of the premises located partly in a Residence Zone and partly in a Business Zone for storage of new & used cars in the Residence Zone portion is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.98 ft. frontage by 62.78 ft. in depth, irregular, presently vacant; that it is proposed to extend the permissible storage of motor vehicles on part of the site in the business zone to the balance of the site in the residence zone; and

WHEREAS, the applicant contends that the site will be brought to legal grade and tarvia or cinder paved; that a 4 ft. high woven wire fence will be erected on all lot lines and along the 81st street building line, except for two 14 ft. wide gates; that the cars to be stored on the site are in conjunction with Haven Chevrolet Auto agency at 8120 Atlantic avenue, Queens in block 9009, lot 6; that the storage of cars will only be done during regular business hours so that 81st street will not be affected; that the present dwellings in block 9006, lot 17 and block 9010, lot 35 are the only dwellings on 81st street between intersecting streets and these two dwellings both front on 95th avenue; that the provisions of Art. II Sect. 7A are not violated inasmuch as paragraph c of section 7A permits a curb cut in the business portion of lot for permitted parking; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the proposed use as permitted in the business use district, substantially as proposed and as indicated on plans filed with this application marked "Received October 15, 1953" (2 sheets) as amended by revised plan marked "Received May 4, 1954" (1 sheet) *on condition* that the entire premises shall be leveled substantially to the grade of 81st street and shall be paved with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on all lot lines including the street building line, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except that on interior lot lines within the

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residence use district such fence shall be of the split paling type, of similar height and properly attached to a substantial framework; that access to and from the premises shall be by means of a curb cut located in the business use district approximately 20 feet from the northerly lot line where shown on such revised plans and not over 14 feet in width; that opposite such curb cut the opening in the premises shall be fitted with gates similar in construction to the fence; that such gates shall normally be kept closed except when cars are taken in or out; that signs shall be restricted to one sign attached to such opening, not extending beyond the building line, not illuminated and advertising only the use of the premises and the name of the tenant, the Haven Chevrolet Company; that bumpers properly located to protect the fences, shall be maintained; that during the term of this variance the premises shall be occupied for no other use than the storing of new and used cars as proposed and no building shall be erected thereon; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

762-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Zeppetella, owner.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1730-1736 66th street, south side, 240 ft. east of 17th avenue (Block 5560, Lots 25 and 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael Zeppetella.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating 3
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; 66th street is in residence and business use, C area, class 1 height districts; 17th avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1953 acting on Alt. Applic. 40555-53, reads:

"1. Proposed parking & storage of motor vehicles on open portion of lot in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 140 ft. in depth, on which is located a two-story, two-family dwelling, 22 ft. by 55 ft., of class 4 construction; that it is proposed to permit the parking and storage of motor vehicles on unbuilt-upon portion of plot; and

WHEREAS, the applicant contends that the premises are presently developed with a 2-½ story frame, two family dwelling, having a frontage of 22 ft. and a depth of 55 ft.; that a variance is requested for a temporary period in order to use the vacant part of the site for the parking and storage of motor vehicles; that legal courts and yards will be maintained for the present dwelling and a 4 ft. high woven wire fence will be erected and maintained along said courts and

yards; that the proposed parking will go far towards alleviating the parking problem on 66th street; that there are many private dwellings within the affected area and many multiple dwellings which do not have garages or parking facilities; that in addition, 18th avenue is a highly congested shopping center and parking facilities will also help alleviate the parking problem existing on 18th avenue; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4055/53, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

840-53-BZ

APPLICANT—Guerino Salerni, for Michael Crispino and Mary Niesi, owners.

SUBJECT—Application November 24, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—58-43 to 58-47 Rodman street and 130-03 to 130-13 59th avenue, northwest corner (Block 6354, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Michael Crispino.
For Opposition: Edw. Hoffman for Park Dept.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating 3
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 30, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Rodman street and 59th avenue are in a residence use, D area, class ¾ and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1953 acting on Alt. Applic. 1206-53, reads:

"1. Proposed parking of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 62.17 ft. frontage by 113.45 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for the parking and storage of motor vehicles; that a 12 ft. by 10 ft. class 3 structure will be erected for use as an office; and

WHEREAS, the applicant contends that the property is located near several main arterial highways and, especially on Sundays and holidays, people visiting the nearby cemeteries have great difficulty in finding parking space; that this situation causes double parking and much congestion, resulting in great interference with normal traffic; that in granting this appeal and allowing this plot to be used for parking purposes, the Board will not only be helping the owner in using his land for gainful purposes, but will also be solving a serious parking problem and relieving many people of much inconvenience and delay; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board, which recommended that the application should not be granted; and

WHEREAS, the board found that there was no justification

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for the exercise of discretion to grant a zoning variance under section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1206/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

148-54-BZ

APPLICANT—Blum and Jolles, for Burudy Engineering Co. Inc., owner.

SUBJECT—Application February 27, 1954 (decision of the borough superintendent), under section 7b of the zoning resolution, to permit the extension from an unrestricted use district into the business use district, for the manufacturing of electrical connectors and appliances (making sand molds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of the Bronx.

APPEARANCES—

For Applicant: Jos. G. Blum and Julius Eckmann.

For Opposition: Mary Cunningham and Britt Studebaker.

For Administration: John J. Saunders, Dep't of Housing and Buildings and B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 136th street and Bruckner boulevard are in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 29, 1954 acting on Alt. Applic. 972-53, reads:

"1. This application is disapproved as use is contrary to Art. II, Sect. 4(a)-52(b) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 121.30 ft. frontage by 99.34 ft. and 160.72 ft. in depth, irregular, on which is located a building covering the entire lot, one story, 16 ft. in height, of class 3 construction, presently used for the manufacture of electrical connectors and appliances, for which certificate of occupancy No. 4773-48 has been filed; that it is proposed to permit the continuation of same use; and

WHEREAS, the applicant contends that the owner has been conducting its business at the instant location for approximately five years, pursuant to certificate of occupancy issued by the borough superintendent; that because of alleged complaints of smoke and noise, none of which complaints were verified by inspection, the commissioner of investigation heretofore instituted a proceeding to revoke the said certificate of occupancy on the ground that it was illegally issued; that the basis of the revocation application was the fact that the premises in lot 20 were located mainly in an unrestricted district and partly in a business district; that the portion in the business district is a small segment in the northwest corner of the property, approximately 1,672 sq. ft. in area, out of a total area in lot 20 of 13,620 sq. ft.; that the owner also occupies the adjacent lots, 8 and 12, to the north, on which are separate buildings connected with fire door protected openings; that since lot 8 consists of 9,500 sq. ft. and lot 12 of 8,312 sq. ft., the total area of the subject premises amounts to 31,432 sq. ft., and it is therefore apparent that the small segment in question constitutes approximately 5%

of the entire area; that the proceeding for revocation was pressed by the commissioner of investigation on the ground that due to the nature of the manufacturing operations conducted in the building on lot 20, the certificate of occupancy should not have been issued by the borough superintendent but should have been issued upon application to the Board; that on September 15, 1953, an appeal was before the Board, under Cal. No. 428-53-A, and at that time the Chairman announced that the Board had made a personal inspection of the premises and was satisfied that it had all the information pertinent to the said application; that in order to expedite the final solution of the questions involved and avoid unnecessary delays, this application is being made; and

WHEREAS, the applicant further contends that existing conditions comply in every way with all reasonable precautionary requirements that may be involved wherever property is located in different zones; that the segment in question which is located in the business area creates no nuisance in the business area and causes no emission of fumes or noises; that the business of manufacturing electrical connectors and appliances involves the making of sand molds, melting of metal, pouring of metal into molds, extraction of castings from molds and the grinding and finishing of castings; that the planning and layout of the factory was done with the fullest desire of conforming to all applicable zoning requirements; that the furnaces were located well within the unrestricted area and a large metal stack 64 ft. in height, equipped with an exhaust fan was also located in the unrestricted area; that with this equipment, the entire volume of air in the entire building is removed once every six minutes; that although windows are located in the east wall of the roof bulkhead, which is part in the unrestricted area and part in the business area, and are about 22 ft. from the west wall, by reason of the exhaust fan, these windows act solely as inlets for air and no odors or fumes escape therefrom; that a personal inspection of the premises will verify the fact that the flow of air is into the building from the bulkhead windows and not outwards; that there are no openings in the roof in the business area; that in every other way the segment in the business area is likewise being used so as to cause no emission of odors or fumes, smoke, gas or noise; that all of the fumes are drawn by forced draft up through the 64 ft. high stack; that when the condition was explained to the Board engineer that the 40,000 cubic ft. per minute exhaust fan made positive the air supply into the building through the bulkhead windows and definitely prevented any air escaping from the building through these windows, the engineer brought up the point that the exhaust fan mechanism might be subject to a breakdown and then the air might escape through these windows; that in order to obviate any such possibility, Alt. Applic. 972-53 was filed, to close up all these windows, even those to the south in the unrestricted area, and to install intake fans only to supply fresh air for the west part of the building; that it is therefore requested that this application be granted on condition that the presently existing conditions at the subject premises be continued, with the installation of the additional positive precautionary measures proposed in Alt. Applic. 972-53; and

WHEREAS, the applicant states that pursuant to a rezoning approved by the Board of Estimate on April 5, 1939, the following amendments occurred: height changed from 2 to 1; area changed from B to C; use changed in part from unrestricted to business; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which was of the opinion, after careful study of the plans, that the work now proposed will materially help if not eliminate the matter of smoke nuisance to the adjoining occupancies; and

WHEREAS, action on Appeal 428-53-A was laid over to July 7, 1954 as to revocation of certificate of occupancy to permit work herein required to be done; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does

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hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7b, to permit the extension of the use into the business use district on lot 20 as now being used and as proposed and shown on plans filed with this application marked "Received February 27, 1954" (4 sheets), *on condition* that the work as shown on additional plans marked "Received April 30, 1954" (2 sheets) shall be carried out; that such work shall include as shown the closing of the existing windows in the vertical wall of the building toward the rear above the roof and at three points in such wall there shall be installed as proposed 36 in. 10,000 cu. ft. per minute intake ventilating fans; that at the base of the present stack there shall be an exhaust fan exhausting 40,000 cu. ft. per minute of air from the first story of the building, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained to replace the existing certificate; and that all work shall be promptly done and completed within three (3) months from the date of this resolution.

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re revocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: G. Posner, Mary Cunningham and Britt Studebaker.

For Owner: Jos. G. Blum and Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A. M. for action by the Board after completion of the work involved under Cal. 148-54-BZ.

Adjourned: 2:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 4, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Cecil Donus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 19, 1953,, acting on Alt. Applic. 1000/53, reads:

"1. Public building not permitted in Class 3 bldgs. exceeding two stories in height, 4.2.1 B.C. (table)."

and

WHEREAS, the applicant states that the building is 3 stories, 27 ft. in height; of class 3 construction; 20 ft. by 38 ft. in area; erected 1953; located on a lot 20 ft. front by 100 ft. in depth; in a residence use, D area, Class 1 height district, and used and occupied since 1952—1st floor, boiler room and 2 rooms for tutoring, 16 persons; 2nd and 3rd floor combined, dwelling, one family, and now proposed to be used and occupied: 1st floor, boiler room and 2 rooms for tutoring, 20 persons; 2nd and 3rd floor combined, dwelling, one family; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall does not lead direct to street, and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #Q84750 issued October 23, 1952, upon completion of work under Alt. Applic. 2702/50 describes the building as non-fireproof construction classification, 3 stories, 27 ft. in height; located in a residence use district, and classified as to occupancy as a residence building and permits the following use and occupancy: 1st floor on ground, boiler room and two rooms for tutoring, number of occupants not stated; 2nd and 3rd floors, dwelling, 40 lbs. live load, 1 family; and

WHEREAS, Violation #1101/53 was issued March 19, 1953, by the Borough Superintendent, for violation of Sec. C26-185.0 of the Administrative Code, for "conducting a school for children (about 15) on first floor with desks, and arranged as a school. Contrary to Certificate of Occupancy #Q-84750;" and

WHEREAS, the owner was prosecuted in Municipal Term, Magistrates Court, July 7, 1953, on a charge of violation of Section 643a-9.0 of the Administrative Code, and the complaint was marked "withdrawn—dismissed without prejudice"; and

WHEREAS, the applicant states that the building is one of a row of attached buildings, indistinguishable in frontal appearance from similar dwellings on both sides of Francis Lewis boulevard, except for a small sign similar to a doctor's professional type sign permitted in a residence use district, reading "Christopher Robin Elementary School"; that the owner and his wife are professional teachers, who prior to 1952 occupied the premises as a private dwelling and occasionally engaged in the practice of their profession by tutoring a few children in the living room on the ground floor; that the rear room was formerly their private garage; that their work gained recognition and to expand their facilities they filed Alteration Application 2702/50 to convert the ground floor to its present use as two classrooms for tutoring as was indicated on the approved plan; that relying upon the validity of the approval of the application, and acting in good faith, the owners let contracts to perform the necessary alteration work which was completed September 12, 1952, and Certificate of Occupancy #Q-84750 was issued; that however this certificate does not specify the number of students; that the owner does not contemplate having more than 20 students on the ground floor at any one time; that under normal conditions there are only 12 students in the building during instruction period and it is only during mid-day recess that there may be 20 students present for a brief interval; that the application of Section C26-254.0 of the Administrative Code to this building would require it to be class 1 construction as a public building for use as a school and would impose an undue hardship causing abandonment and considerable financial loss; that the space on the ground floor used for tutoring has two remote means of egress; that it is proposed to conduct regular fire drills at least once each month and to maintain a 2½ gallon fire extinguisher on the ground floor.

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Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1000/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the building as proposed with two rooms for tutoring, as indicated on plans filed with this appeal marked "Received June 18, 1953" (2 sheets) *on condition* that such children shall not exceed twenty (20) and shall not be permitted at any time above the first floor of the building; that the exits from the first floor to the street and yard shall remain readily openable at all times while the tutoring is in session; and *granted* only so long as this condition continues and the upper two floors of the building are occupied as a residence for a single family by the person conducting the tutoring on the first floor; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

659-53-A

APPLICANT—John T. Kelleher, Borough Supt., Department of Housing and Buildings.

OWNERS OF PREMISES—George B. and Cecil A. Donus.

SUBJECT—Application August 18, 1953—Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-50.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Owner: Leonard F. Rothkrug and Cecil Donus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, in view of action taken by the Board this day under Cal. No. 541-53-A.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

650-53-A

APPLICANT—Julius Eckmann, for Marguerite Corp., owner.

SUBJECT—Application August 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 27, 1953, reads:

"In regard to your request of May 15, 1953, our answer will have to be in the negative. Section 272 of the Labor Law prohibits the use of fixed screens on windows of factories during working hours. Therefore, Violation C-693 of 1953, which reads 'Iron grille installed at the exterior windows at street level of factory building,' cannot be dismissed."

and

WHEREAS, the applicant states that the building is one story, 16 ft. in height; 78 ft. 3 in. by 160 ft. and 240 ft. in area, of Class 3 and of fireproof construction; erected about 1900, located in a residence use, C area, class 1¼ height district, and used and occupied since erection as a lace factory, 80 persons; that the building is equipped with a one-source sprinkler system, there are two 3 ft. 6 in. wide interior steel stairways, to boiler room enclosed in block partitions; stair hall leads direct to street; and

WHEREAS, Violation #C-693-1953 was issued by the Borough Superintendent, April 23, 1953, stating that there exists a violation of Section 272, Subdivision 3, of the Labor Law, in that an iron grille has been installed at the exterior windows at street level of this factory building, and directing the removal of the grilles or their arrangement to be readily movable or removable so as to afford free and unobstructed use as a means of egress and be kept unlocked during working hours; and

WHEREAS, the applicant has filed with this appeal a copy of Violation #C-1283, issued by the Borough Superintendent June 24, 1953, for occupying the building before having obtained a certificate of occupancy; and

WHEREAS, the applicant has filed with this appeal a copy of Certificate of Occupancy #2930, issued February 13, 1947, upon completion of work under Alt. 521/45, and pursuant to a variance granted by the Board under Cal. No. 644-45-BZ, which certificate permits the use of the building as a factory with an occupancy of 80 persons; and

WHEREAS, the applicant contends that this is an application for variation of the Labor Law so as to permit the maintenance of fixed grilles on the windows as these grilles are essential to the operation of the factory and do not in any way affect the means of egress; that the grilles in question were installed as absolutely necessary protection; that directly across Magenta street is the Evander Childs High School; that diagonally opposite to the northwest is the playground and ball field used by the high school; that the costly and delicate lace making machinery in the plant requires protection from missiles breaking through the windows; that with many hundreds of students passing by daily, many incidents have occurred; that the low roof has been invaded many times; that the owner has spoken to the principal on several occasions, where damages are trivial they are being endured, but positive protection of the machinery is vitally necessary; and

WHEREAS, the applicant contends that the purpose of Section 272, Subdivision 3 of the Labor Law is to afford free and unobstructed use of the windows as a means of egress; that the building is only one story high, provided with automatic sprinkler and there is no cellar; that the floor is below the street level; that there are 4 exits directly to the street, one to the yard and an exit from the boiler room; that for the employees there are ample means of egress in addition to the sprinkler protection; that due to the floor level being below the street, the height of the window sills from floor are such that the windows are much higher than ordinary and are inaccessible for egress; that some of the sills are 9 ft. 9 in. above floor; that in view of the existing conditions and the necessity for protection from the daily activities of the high school students, it is requested that a variance be granted so as to permit the fixed protective screens on the windows to remain.

Resolved, that the decision of the Borough Superintendent, contained in letter dated July 27, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the fixed screens on the windows, as proposed and as indicated on plans filed with this appeal, marked "Received August 6, 1953" (2 sheets) and "March 5, 1954", *on condition* that the existing means of exit as shown on such plans shall be maintained, and in addition there shall be a doorway leading from the building described as "original factory" to open onto the vacant portion of the premises to the east so as to permit exit to Magenta street; and if such grade is unsatisfactory and other means of reaching Magenta street is necessary, such shall be provided; and that in all other respects the building and occupancy shall

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comply with all rules, laws and regulations applicable there-
to other than as *modified* by the Board under Cal. No. 644-
45-BZ, Vols. I, II and III.

140-54-A

APPLICANT—Samuel Rosenblum, for Yemmasse Corp.,
owner.

SUBJECT—Application February 19, 1954—Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—308-316 East 48th street, south
side, 100 ft. east of 2nd avenue (Block 1340, Lot 44),
Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Edwin J. Carey.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings and Edward Hoffman, for City Construc-
tion Coordinator.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated February 10, 1954, on Alt. Applic. 94/54 reads:

"2. Business, or advertising signs, are prohibited on
E. 48 St. from 2nd Ave. to the East River. Board of
Estimate, Cal. 141-1947, D-41-28(d); Adm. Code."

and

WHEREAS, the applicant states the building is 4 stories, 52
ft. in height, 125 ft. by 100 ft. 5 in. in area, of fireproof
construction, erected in 1867 on a lot 125 ft. front by 100 ft.
5 in. in depth in a manufacturing use, B area, Class 1½
height district, used and occupied since 1923: Cellar—stor-
age of greeting cards, 0 persons; 1st floor—storage of greet-
ing cards and office, 20 persons; 2nd floor—factory (sorting)
cards, 20 persons; 3rd floor—factory (sorting) cards, 5 per-
sons; 4th floor—storage and sorting cards, 0 persons; and
now proposed to be used throughout as a garage for more
than five motor vehicles. The building is equipped with an
approved standpipe system, 2 interior 3 ft. 8 in. wide fire-
proof stairs, leading direct to street and one of which leads
to roof bulkhead and the other provided with ladder and
scuttle to roof; and

WHEREAS, the applicant states the building was approved
for garage use October 11, 1924, and Certificate of Occu-
pancy #8647/24 issued for such use; that during the war
emergency the building was leased for factory purposes and
storage and such use was the subject of an appeal to the
Board under Cal. No. 278-44-A for permission to use the
building for such factory use with restoration to its former
occupancy as a garage upon the discontinuance of such fac-
tory use, not later than October 31, 1955; and

WHEREAS, the applicant states it is now proposed to re-
store the building to the previous legal garage use and have
factory use vacate the building; and

WHEREAS, the applicant states that at the time the present
owning interests occupied the premises there were several
signs located at the front of the building, as evidenced by
photograph filed with this appeal; and

WHEREAS, the applicant has filed with this appeal a copy
of Sign Permit #4173 and M136579 dated February 19, 1947,
permitting the maintenance of illuminated signs on building
in question; and

WHEREAS, the applicant states these signs were re-
moved when the factory tenant moved into the building and
that it is now proposed to replace the previously existing
signs by new signs, as indicated on plans filed with this
appeal; and

WHEREAS, the applicant contends that while East 48th
street may have been originally intended as a direct approach
to the United Nations it is not so used; that traffic and lanes
provided at First avenue prohibit the crossing of any car

from East 48th street to the United Nations area; that the
roadway and fences have been so erected to serve First Ave-
nue through traffic, so that any car going east on E. 48th
street must proceed north on First Avenue and cannot di-
rectly approach the United Nations; and

WHEREAS, the applicant also contends that on the block
upon which premises in question are located there are numer-
ous illuminated projecting signs; and that inasmuch as the
proposed signs will merely replace signs previously existing
and heretofore approved in connection with the garage use
of the premises and as the garage use is being lawfully re-
stored and as East 48th street does not serve as a direct
approach to the United Nations area and the premises are
located in a manufacturing use district in which such signs
are permissible under the zoning resolution, it is requested
that the Board grant approval for the erection of the signs
as now proposed; and

WHEREAS, Subdivision d of Section D41-28.0 of the Ad-
ministrative Code as added by Chapter 23 of the Laws of
1947 as amended by Chapter 541 of the Laws of 1947, reads:

"d. To insure the beauty of the area to be used for
the United Nations' headquarters and the approaches
thereto and to promote the general welfare of the people
of the city and state of New York; to insure the safe
and orderly conduct of such United Nations and to
protect the useful and desirable purpose of the same and
to provide for the safety, convenience and comfort of
officials, delegates, personnel and visitors to the same,
such board of estimate shall have power to regulate and
limit signs, billboards and advertising devices, and shows,
exhibits, amusements and displays in the area of Queens
and New York counties contiguous to, fronting upon or
surrounding the lands occupied by the United Nations
and any violation of such regulations shall be a misde-
meanor."

and

WHEREAS, Section 2 of the resolution adopted by the Board
of Estimate May 8, 1947, regulating and limiting signs, bill-
boards, advertising devices and displays in the vicinity of the
lands occupied by the United Nations' headquarters site,
reads:

"2. No business amusement or advertising signs, bill-
boards, exhibits, displays or devices shall be established
thereafter in the Borough of Manhattan on or within
100 feet of the following: 1st Avenue from the north
side of 38th street to the south side of 52nd street, in-
clusive; 47th street from the west side of First avenue
to the east side of Second avenue; and 48th street from
2nd avenue to the East River, except as provided in
Section 6."

and

WHEREAS, Section 6 of said resolution of the Board of
Estimate reads:

"6. The Board of Standards and Appeals is hereby
authorized, for such period and upon such conditions as
will not violate the purposes of these regulations, to
waive the application of the provisions of these regu-
lations by approving the establishment of signs, bill-
boards, exhibits, displays and other devices in any of
the areas outlined above. Such approval shall be given
only upon the admission to such Board of Standards
and Appeals of specific plans in such detail as it shall
request as to the particular sign, billboard, exhibit, dis-
play or device for which approval is sought."

and

WHEREAS, the City Construction Coordinator and the
Assistant Secretary General of the United Nations have
been duly notified of this hearing by the Board.

Resolved, that the decision of the Borough Superintendent,
acting on Alt. Applic. 94/54, Objection 2, be and it is hereby
modified and that the appeal be and it hereby is *granted*,
to permit the signs as proposed and as indicated on plans
filed with this appeal marked "Received February 19, 1954,"
(2 sheets), *on condition* that the sign overhanging the
building line shall be reduced so as to extend for a distance

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of no more than four feet from the building line and be not over six feet in height; and that this may continue for a term of five years from the date of this resolution as required by the regulations.

223-54-A

APPLICANT—Samuel Rosenblum, for 3 Vestry Street Corp., and 5-7 Vestry Street Corp., owners.

SUBJECT—Application March 18, 1954—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—3 and 5 Vestry street, southwest corner of Varick street and 24-26 Laight street (Block 220, Lots 21 and 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Ralph Rubinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1954, affecting #5 Vestry street, re Alt. Applic. 2174/53, reads:

"6. Provide a one hour stair enclosure for one of the two stairways in the bldg. with all doors therein to be F.P.S.C.—enclosure to lead from street to roof through a bulkhead.

7. Provide two exits from the cellar enclosed in one hour incombustible partitions, cellar door F.P.S.C. and to lead directly to the street."

and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1954, on Alt. Applic. 2173/53, affecting #3 Vestry street, reads:

"6. Provide a one hour stair enclosure for one of the two stairways in the bldg. with all doors therein to be F.P.S.C.—enclosure to lead from street to roof through a bulkhead.

7. Provide two exits from the cellar enclosed in one hour incombustible partitions, cellar door F.P.S.C. and to lead directly to the street."

and

WHEREAS, the applicant states the buildings are 45 ft. 9 in. by 151 ft. in area, 6 stories, 70 ft. in height, of Class 3 construction, erected in 1887 and 1891, located in an unrestricted use, B area, Class 2 height district, and occupied since 1900 as follows: #3 Vestry street: Basement, 1st, 2nd and 3rd floors—storage and shipping of groceries and export merchandise, 10 persons; 4th floor—storage of baled clippings, 0 persons; 5th and 6th floors—sorting and baling of wool clippings, 4 and 8 persons respectively; #5 Vestry street: Basement, 1st, 2nd and 3rd floors—storage of groceries and food products, 6 persons; 4th floor—storage of baled clippings, 0 persons; 5th and 6th floors—sorting and baling of wool clippings, 4 and 8 persons respectively. No change in use or occupancy is proposed except on the 6th floor where it is intended to install picking machines which will perform the same general type of sorting of woolen clippings, and the 5th floor to be occupied by 4 persons and the 6th floor by 10 persons in each building. The buildings are equipped with an approved one-source sprinkler system throughout; that there are two 3 ft. wide wood unenclosed interior stairways in each building, provided with automatic trap doors in addition to horizontal exits; and

WHEREAS, the applicant states the premises consist of two buildings, each 6 stories in height, #3 Vestry street is 18 ft. 6 in. front by 150 ft. 6 in. in depth, running through to Laight street and #5 Vestry st. is 27 ft. 3 in. front running through to Laight street; that No. 3 Vestry street is occu-

piated on the 1st, 2nd, 3rd and basement floors for the storage of groceries and merchandise for export and import and #5 Vestry street is occupied on the 1st, 2nd, 3rd and basement stories for storage of groceries and food products. No manufacturing of any kind is conducted on these floors. A total of ten persons occupy the lower three floors of #3 Vestry street and six occupy #5 Vestry street; that the upper three floors of both buildings are occupied by one tenant who is actually the owner and also occupies the entire building at #7 Vestry street; that this owner-tenant is the Saxony Wool Corporation who sort, bale and ship woolen clippings; that these premises have been so occupied for about fifty years; that the sorting and baling of woolen clippings has been classified as factory work although there is no real manufacturing in the building; that as a result of this factory classification, the objections have been issued by the Borough Superintendent; and

WHEREAS, the applicant states it is intended to place as what are known as picking machines on the top floor, which work is similar to the sorting of clippings now being conducted; and

WHEREAS, the applicant contends that at both #3 and #5 Vestry street are at present equipped with two interior stairways in each building, protected by automatic trap doors and a horizontal exit protected by fireproof doors on each floor except the cellar; that there are two separate tenants in the cellar, one in each building and no one is regularly employed therein; that if the buildings were five stories in height, there would be no further requirement for these stairways, as the occupancy is less than 25 in each building; that the total occupancy above the 2nd floor in #5 Vestry street will be 14 and above the 2nd floor in #3 Vestry street will be 12 persons; that there is a horizontal exit on each floor so that by proceeding from #3 to #5 Vestry street the occupants would be in an entirely separate building separated by fire walls; that in addition there is a horizontal exit to #7, making the three buildings available for exit in an emergency; that there are also iron ladders to scuttles on the top floor; that as the occupants can proceed horizontally from one section to the other, there is no necessity for proceeding to the roof; that only 10 persons will occupy the 6th floor of #3 Vestry street and 8 persons the 6th floor of #5 Vestry street; and

WHEREAS, the applicant states that a similar order affecting #7 Vestry street was the subject of action by the Board under Cal. No. 294-51-A; and

WHEREAS, the applicant further contends that in addition to the horizontal exit, the premises are protected throughout with an automatic sprinkler system installed in 1941; and

WHEREAS, under Cal. No. 294-51-A the Board on July 27, 1951, modified a decision of the Borough Superintendent issued on Alt. App. 468/51, Objection 1, affecting #7 Vestry street, on condition that the provisions of the resolution adopted under Cal. No. 294-51-A be complied with in view of the installation throughout #3, 5 and 7 Vestry street of an approved one-source sprinkler system with direct connection to Fire Headquarters through a central station and on the further condition that the number of persons on the top floor engaged in factory work, sorting wool clippings shall not be increased; and

WHEREAS, under Cal. No. 231-41-A, the Board on April 15, 1941, modified Order #25266 LC, Item 1, issued by the Fire Commissioner, requiring the installation of a fixed fire-extinguishing system in #5 Vestry street, on condition that the cellar should not be used for the storage of combustibles unless a non-automatic dry system is installed therein; that rubbish be removed from each story; that the storage of combustible material and the maintenance of the building be to the satisfaction of the Fire Commissioner; that such portable fire-fighting equipment be installed as the Fire Commissioner may direct; that the automatic fire alarm system and watchman's service be maintained; that the horizontal exits be maintained, and granted only so long as conditions are maintained and the storage limited to the baling, sorting and storage of wool clippings in bales of not over 1-ton loose as proposed; and

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WHEREAS, under Cal. No. 966-40-A, the Board modified Item 1 of Order #23361 LC issued by the Fire Commissioner, affecting #3 Vestry street and required the installation of a fixed fire-extinguishing system, on condition that the cellar shall not be used for the storage of combustibles unless a non-automatic dry system is installed throughout the cellar, that all rubbish be removed from each story of each building, and in all other respects the storage of combustible material and the maintenance of the building be to the satisfaction of the Fire Commissioner; that such fire-fighting material be installed as the Fire Commissioner shall direct and that the automatic fire alarm system and watchman's service be maintained.

Resolved, that the decision of the Borough Superintendent, affecting #5 Vestry street, dated March 15, 1954, on Alt. Applic. 2174/53, Objections 6 and 7 and the decision of the Borough Superintendent, affecting #3 Vestry street, dated March 15, 1954, acting on Alt. App. 2173/53, Objections 6 and 7, be and they hereby are *modified* and that the appeal be and it hereby is *granted*, to permit the use of the picking machine on the 6th floor of #3 Vestry street, as proposed and as indicated on plans filed with this appeal, marked "Received March 18, 1954" (4 sheets), *on condition* that the resolutions as adopted by the Board under Cal. No. 231-41-A affecting #5 Vestry street under date of April 15, 1941, and resolution adopted November 19, 1940, under Cal. No. 966-40-A, affecting #3 Vestry street and resolution adopted on July 27, 1951, under Cal. No. 294-51-A affecting #7 Vestry street shall be complied with where not inconsistent with this *amended* resolution; that this variance shall be applicable only so long as conditions in these three buildings #3, 5 and 7 Vestry street are maintained as passed on by the Board and are under either the same ownership or under the ownership of the same stockholders.

226-54-A

APPLICANT—Morris Rothstein and Son, for The Kali Co., owner.

SUBJECT—Application April 2, 1954—pursuant to section 310 of the Multiple Dwelling Law for variation of section 4(33) of the Multiple Dwelling Law re required open spaces.

PREMISES AFFECTED—141-05 to 141-15 Pershing Crescent, north side, 333.73 ft. west of Lander street and 84-57 Main street (Block 9714, Lot 18), Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Keinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1954, on N.B. App. 278/54, reads:

"2. Election of grade elevation 138.0' within the bounds of the plot for the purpose of measuring the height of the proposed building is contrary to Sec. 4, subdivision 33, Multiple Dwelling Law in that proposed building, exclusive of space used only for storage of passenger motor vehicles, occupies an area in excess of thirty-five per centum of the area of the lot."

and

WHEREAS, the applicant states the premises consist of a plot 340.06 feet by 102.53 and 200 ft. in area, located in a residence use, DD area, Class 1 height district, upon which it is proposed to erect a six story Class 3 constructed, Class A multiple dwelling and accessory garage, 319 ft. by 60 ft. 4 in. in area at street level, 288 ft. 8 in. by 60 ft. in. in area at typical floor level; and

WHEREAS, the applicant states that this application is filed

pursuant to the power vested in the Board by Section 310, subdivision 2 (b) (1) for variation of the requirements of Section 4, subdivision 33 of the Multiple Dwelling Law so as to permit the reduction in area of the required open spaces on the lot from 65% to 60.1% (exclusive of garage) and to permit the owner to retain the right to elect 138.0 ft. as the legitimate grade within the property for the purpose of measuring the height of the building; and

WHEREAS, the applicant states the building will be of Class 3 construction from the first story to the roof and the cellar, subcellar No. 1 and subcellar No. 2 will be of fireproof construction; that the building will be composed of two separate sections, connected at the first floor by means of a one-story high lobby; that on the 1st to 6th floors inclusive the buildings will be occupied by 18 apartments on each floor, nine in each section; that the cellar will have 13 families and ordinary cellar uses; that subcellar No 1 will have 12 apartments and subcellar No. 2 will have a sprinklered garage with accommodation for 91 cars; that the building as designed will occupy 39.9% of the area of plot at first floor level and 37.8% above that level; and

WHEREAS, the applicant contends that the site is marked by a steep incline from Pershing Crescent to Main street; that the legal curb grade at the center of the building on Pershing Crescent is 140.68 feet and the legal curb grade at center of the portion facing on Main street is 116 feet; the difference in grade being 24.68 feet; that due to the fact the lot is not deep enough to erect two separate buildings facing on each street with the required legal setbacks and yards, the building was designed only 60 feet 4 in. in depth and kept an average of about 55 feet from the street line of Main street; and

WHEREAS, the applicant contends that if a narrow strip were deducted from the plot along Main street frontage, an interior lot would be created fronting on Pershing Crescent only and the building could be built up to both side lot lines; that this would constitute a subterfuge and would not provide as adequate light and ventilation as is now proposed by the side yard on the westerly lot line; and

WHEREAS, the applicant states that the average of the curbs for this building is 128.34 feet; that Pershing Crescent has been selected as the front of the building; that if the average curb grade of 128.34 ft. had been selected as the curb level, the entrance to the building would have been at the 2nd floor and the apartments below that level facing on Pershing Crescent would have no means of light and ventilation and therefore be unusable and create a large interior dead space along Pershing Crescent which would be impractical; and

WHEREAS, the applicant contends that as part of the building is on an interior lot, not running through from street to street, it would be an unnecessary hardship to be required to make the entire building conform to the average curb grade; that the portion of the lot facing two streets has an area of 24,640 sq. ft. and it is proposed to build an area of 8,402 sq. ft. which is 34.1% of the area, so that in effect that portion of the building actually occupies 35% of that portion of the lot which faces on both streets.

Resolved, that the decision of the Borough Superintendent acting on N.B. Applic. 278/54, Obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the extension of use of the building as would be permitted if the building covered only 35% of the lot instead of 39.9% of the lot as stated, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto as shown on plans filed with this appeal marked "Received April 2, 1954" (7 sheets).

327-53-A

APPLICANT—Schoen and Hennessy, for Savoy Plaza, Inc., owner (Savoy Plaza Hotel, lessee).

SUBJECT—Application filed April 29, 1953—re an order of the fire commissioner.

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PREMISES AFFECTED—761-771 5th avenue, 1-11 East 58th street, northeast corner and 2-14 East 59th street (2nd floor), (Block 1294, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Eugene McCaffrey and James H. Webb, Fire Dep't.

ACTION OF BOARD—Appeal dismissed. In view of the notification to the applicant by the Fire Department of the change in the requirements for F-12, this appeal is dismissed without prejudice to restoration in the event the Fire Department does not rescind the order appealed from or if any other order is issued in connection with the use of F-12 in the system referred to in the appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 2, 1954, at 2 P.M. for further consideration.

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 11, 1954, at 2 P.M. for decision.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

ACTION OF BOARD—Laid over to May 25, 1954, at 2 P.M. for inspection and decision.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97,

105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus and Alex Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954 at 2 P.M. for applicant to file revised plans.

217-54-A

APPLICANT—M. B. Felsen, adjoining owner.

OWNER OF PREMISES: Second Riverdale Corp.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit 1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th street through Blackstone avenue (Block 3417, Lots 311 and 320), Borough of The Bronx.

APPEARANCES—

For Applicant: Dr. Mack B. Felsen, Dale Shoup Mayer, Anne P. Goodrich, Edward Maute and Osborne McKegney.

For Owner: David I. Shivitz, Mortimer M. Reznick and Charles E. Greenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 11, 1954 at 2 P.M. for further consideration after reply briefs are furnished to each side.

239-19-BZ

APPLICANT—Laura Schirald, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for five motor vehicles.

PREMISES AFFECTED—1171 New York avenue and 3301 Cortelyou road, northwest corner (Block 4933, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1919, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 20, 1919 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision f, for a term of five (5) years, from the date of this amended resolution, to permit the occupancy of the premises as a garage for 5 motor vehicles * * *; that other than as herein amended, the resolution above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (N.B. 3/19)

MINUTES

543-26-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the parking and storage of more than five motor vehicles in the vacant land in rear of existing gasoline service station (previously granted by the Board for a term of years).

PREMISES AFFECTED—105-02 Queens boulevard, southwest corner of Yellowstone boulevard (Block 3236, part of Lot 1), Forest Hills Terrace, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 15, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on May 2, 1950 and May 6, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter *amended* by resolutions adopted through May 6, 1952 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision f for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution adopted May 6, 1952 shall be complied with in all respects; that all permits shall be obtained and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Misc. Applic. 11781/46.)

293-36-BZ

APPLICANT—Charles M. Spindler, for Howard and Ferdinand Nestlen and Christina Hinden, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—344-346 Eldert street, southeast corner of Irving avenue (Block 3419, Lots 31 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1937, as thereafter *amended* by resolutions adopted through April 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolutions cited above shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Applic. 11576/36)

972-41-BZ

APPLICANT—Charles M. Spindler, for Edward Sherman Supply Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting the extension from business use district of a business use, and also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use.

PREMISES AFFECTED—116-01 to 116-13 Merrick boulevard (road), southeast corner of 116th avenue (Block 3108, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 15, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1942, as thereafter *amended* by resolutions adopted through April 15, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under section 7, subdivision c, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended*, the resolution above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Misc. Applic. 9548/41 and Misc. 9549/41)

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers, Inc., owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building, (stores, super-market, ware-

MINUTES

house), and permitting the parking of patrons' cars on unbuilt upon portion of lot, for a term of twenty years.
PREMISES AFFECTED—35-35 24th street and 24-02, 24-08 35th avenue, southeast corner (Block 388, Lot 8), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board, as Vol. II, on January 5, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, as *amended* through January 5, 1954, by adding thereto:

"* * * that revised working drawings marked 'Received March 19, 1954' (7 sheets) are hereby *approved* as being in substantial compliance with the resolution as adopted by the Board on January 5, 1954." (N.B. 4277/52)

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), storage and sale of accessories, motor vehicle repairs, and office, and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th street (Block 7762, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, by adding thereto:

"* * * that working drawings marked 'Received February 7, 1954,' (5 sheets), are hereby *approved* as being in substantial accord with the resolution adopted by the Board on January 26, 1954." (N.B. 159/53)

295-53-BZ

APPLICANT—James J. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application for consideration—reopening and extension of time to submit working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street (Block 3239, Lots 14, 16 and 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Adrien L. Beiniex.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to file working drawings extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to submit working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954, only so far as it has reference to the time stated for filing complete working drawings with the Board, so that as *amended* this portion of the resolution shall read:

"* * * that complete working drawings shall be submitted to the Board within two (2) months from the date of this *amended* resolution." (NB 280/53.)

554-53-BZ

APPLICANT—Herman E. Horwood, for 2851 Realty Corp., owner (Hallmark Optical Manufacturing Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in the residence use portion of a lot located in a residence and business use district, a second means of egress through residence use district.

PREMISES AFFECTED—2849 Atlantic avenue (2851 displayed), north side, 75 ft. 1¼ in. east of Schenck avenue and 157 Schenck avenue (Block 3949, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 1, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

"* * * that in view of statement by applicant that no work has been done and no plans have been approved by the Borough Superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. Applic. 4581/52).

634-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Angelo, Rimola, Katherine Sergia and James Meringola, owners (Socony-Vacuum Oil Co., lessee).

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the demolition of existing gasoline service station and used car lot, and the reconstruction of station to include lubritorium, auto laundry, motor vehicle repairs, store, utility room and office, and permitting the parking and storage of motor vehicles, with a curb cut nearer residence use district than is permitted.

PREMISES AFFECTED—118-11 101st avenue and 97-32 Lefferts boulevard, northwest corner (Block 9456, Lot 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 2, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 2, 1954, by adding thereto:

"* * * that working drawings marked 'Received March 3, 1954', (3 sheets), are hereby *approved* as being substantially in accord with the Board's resolution as adopted February 2, 1954." (N.B. Applic. 2506/53)

1674-21-BZ—Vol. II

APPLICANT—Herman Kron, for Samuel Plancher, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under the zoning resolution, to permit in a business and residence use district, the removal of the physical separation in the form of a partition which divides the business and residence use districts; previously granted on condition, re erection of business building.

PREMISES AFFECTED—151 East Burnside avenue, northeast corner of Creston avenue (Block 3160, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc., and Frank Solicito, owners.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit partly in a residence and partly in a retail use district, the conversion of a one family and battery ignition shop to a one family and motor vehicle repair shop and gasoline service station (previously denied).

PREMISES AFFECTED—3866-3868 Laconia avenue and 1100-1108 East 222nd street, southeast corner (Block 4716, Lots 6 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh and Frank J. Mastandrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

(Remaining Minutes of the Meeting of May 4, 1954 will be printed in the Bulletin of May 18, 1954.)

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 20

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

UNIVERSITY OF TEXAS

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and dispositio-
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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(Remaining Minutes of the Meeting of May 11, 1954
will be printed in the Bulletin of May 25, 1954.)

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DOCKET

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337-54-A—H.B.M.—138-140 Greene street, east side, 226 ft. $\frac{1}{4}$ in. south of West Houston street (Block 513, Lot 6), Borough of Manhattan, B.N. 507-54.

338-54-A—H.B.B.—2777 Knapp street, east side, 263.66 ft. north of Shore parkway and 2776 Plumb street (Block 7546, Lot 20), Borough of Brooklyn, Alt. 5114-53.

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340-54-A—H.B.M.—122 East 59th street, south side, 165 ft. west of Lexington avenue (cellar and 1st floor); (Block 1313, Lots 63 and 164), Borough of Manhattan, Amendment to Alt. 933-52.

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342-54-BZ—H.B.Q.—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road; 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road (Block 6666, Lot 1), Flushing, Borough of Queens, N.B. 725-54.

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344-54-BZ—H.B.M.—409 Central Park West, west side, 75 ft. 8 in. south of West 101st street (Block 1836, Lot 33), Borough of Manhattan, Amendment to Alt. 174-50.

345-54-BZ—H.B.Bx.—45-47 City Island avenue, west side, 25 ft. north of Rochelle street (Block 5625, Lot 32), Borough of The Bronx, Alt. 241-54.

346-54-A—H.B.B.—895 Ocean parkway and 615 Avenue I, northeast corner (Block 6509, Lot 48), Borough of Brooklyn, Alt. 5513-53.

347-54-A—H.B.Q.—253-01 to 253-19 57th avenue, north side, 35.77 ft., 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284.77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens, Alt. 3439 to 3446-53, inclusive.

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353-54-A—H.B.B.—2451 Dean Street, north side, 40 ft. east of Sackman street and 137-139 Sackman street (Block 1444, Lot 5—formerly Lots 5 and 48), Borough of Brooklyn, Alt. 622-54.

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MAY 18, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 18, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage

and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application reopened November 24, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E. I. G. Realty Corp., owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision; hearing closed.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline

CALENDAR

service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed.

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulich and Marwell Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application reopened January 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, and office, and to permit parking on unbuilt upon portion of plot.

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53); Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th street (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, for inspection and decision; hearing closed.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to the street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

Laid over from April 27, 1954, to May 18, 1954, for inspection and decision; hearing closed.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and consideration of the proposed revised plan showing residence area.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storing of motor vehicles on unbuilt upon portion of plot.

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PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

Laid over from April 6, 1954, to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1108, Lot 54), Long Island City, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

890-48-BZ—Vol. II

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner (John Dursi Inc., lessee).

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use, B area district the relocation of ramp to cellar, and the cutting of new opening in west wall of repair shop, giving access from Hughes avenue, (previously granted by the Board, the extension to existing one story auto show room to be used as a new parts department with a mezzanine using more than the area permitted).

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue; 2509 Belmont avenue and 2512 Hughes avenue (Block 3078, Lots 48, 54, 56 and 59), Borough of The Bronx.

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

7-49-BZ

APPLICANT—Henry G. Harris, for R. Nichols Voorhis et al., owners.

SUBJECT—Application reopened April 27, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan.

155-53-BZ

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

156-53-A

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

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SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

887-53-BZ

APPLICANT—Latham C. Squire, for Scandinavian Airlines Systems, Inc., owner.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with off street parking in the residence use portion of plot and with a business entrance in residence use district.

PREMISES AFFECTED—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 18, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 18, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

799-49-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application reopened February 9, 1954—re Erie Meter Systems Inc., Fleet Fueler Gasoline Dispensing Pumps, Models 4011 and 4012 and 4125.

346-39-SA

APPLICANT—Watts Regulator Company, owner.

SUBJECT—Application reopened January 12, 1954—re Watts Vacuum Breaker, No. 88.

149-54-SA

APPLICANT—Hoskinson Free Heater Inc., owner.

SUBJECT—Application March 4, 1954 Hoskinson Free Heater Model, C-R-C (heat reclaimers).

42-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.

SUBJECT—Application January 20, 1954 Delta Oil-fired Unit Heater Model UH-220.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.

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SUBJECT—Application January 20, 1954 Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210.

279-47-SA

APPLICANT—Hamilton Manufacturing Company, owner.
SUBJECT—Application March 20, 1947 Hamilton Electric Clothes Dryer, Model 600-E.

627-52-SM

APPLICANT—Pioneer Fireproof Door Corp., owner.
SUBJECT—Application August 6, 1952 Pioneer one and one-half Hour Test Panel Kalamein Doors.

463-53-SM

APPLICANT—F. E. Schundler & Co., owner.
SUBJECT—Application June 10, 1953 Schundler Acoustical Mineral Tile.

133-51-SM

APPLICANT—National Gypsum Co., owner-manufacturer.
SUBJECT—Application February 28, 1951 Gold Bond Mill-Mixed Perlite Plaster.

985-40-SM—Vol. II

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application reopened December 16, 1952 Re Gold Bond Acoustical Products—Travacoustic and Acousti-Metal System (fireproof ceiling Finish).

920-53-SM

APPLICANT—Abco Tank Co., owner.
SUBJECT—Application December 21, 1953 Abco Tank Co., 275 gallon Fuel Oil Storage Tanks (3 sizes).

828-53-SM

APPLICANT—Twin Boro Cement Block Corp, owner.
SUBJECT—Application October 28, 1953 Twin Boro Cement Block Corp., Cinder Concrete Building Blocks.

553-53-SM

APPLICANT—Cupples Products Corp., owner.
SUBJECT—Application July 10, 1953 Cupples Products Corp., Aluminum Windows, Series 490, 500 and 700.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.
SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.
SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.
SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

130-54-A

APPLICANT—Andrew Di Camillo, for Anna Cara, owner.
SUBJECT—Application February 26, 1954—filed pursuant to sec. 310 M.D.L. for variation of sec. 172 (subd. 1) of the M.D.L. re legal yard.
PREMISES AFFECTED—9 Cranberry street, north side, 78 ft. 6 in. east of Columbia Heights (Block 214, Lot 26), Borough of Brooklyn.

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix (Samuel L. Kohn, lessee).
SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

185-51-A—Vol. II

APPLICANT—Larry Meltzer, for A. Richard LoCurto and Morris Halper, owners.
SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3034-3054 West 21st street, west side, 270.49 ft. south of Surf avenue (Block 7071, Lots 123 and 163), Borough of Brooklyn.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.
SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co. Inc., lessee (Estate of Bernard London, owner).
SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.
SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.
PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

CALENDAR

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens

Laid over from April 27th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing,

lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

Laid over from April 27, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision without further argument.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; applicant to file corrected plans and additional statement.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59 25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

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673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954 for decision and inspection; no further argument; hearing closed.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot

located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; no further argument; hearing closed.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the

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change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.
PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed; then to May 25, 1954, for applicant to file further revised plans and for information as to fans and the means of collecting sawdust and shavings.

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(h) of the zoning resolution, to permit in a residence use district for a term of ten years the change of present uses of make shop, storage and locker room, garage for more than five motor vehicles, and packing room, to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street (Block 1483, Lot 38), Borough of Manhattan.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.
SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the

zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

904-53-BZ

APPLICANT—Leonard F. Rothkrug, for Alexander McLarnon, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing structure on first floor using more than the area permitted.

PREMISES AFFECTED—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

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PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.
SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 25, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol.

II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

898-53-A

APPLICANT—M. Martin Elkind, for Louis Pegno, owner (L. and J. Concrete Corp., lessee).

SUBJECT—Application December 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-03 38th street, southeast corner of Berrian boulevard (Block 813, Lot 34), Long Island City, Borough of Queens.

221-54-A

APPLICANT—Tobias Goldstone, for Aralor Corp., owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-25 32nd street, east side, 131.77 ft. north of 38th avenue (Block 374, Lot 8), Long Island City, Borough of Queens.

277-54-A

APPLICANT—Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—South side of Richmond Terrace, 1020 ft. west of Western avenue (Block 1400, Lot 1), Port Ivory, Borough of Richmond.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application April 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements of section 102, and section 9(3) of the Multiple Dwelling Law re means of egress and dimensions of yards.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner (Block 699, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corp., owner (C. and C. Food stores, Lessee).

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to store (super-market).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 106 1st place (Block 459, Lots 2 and 6), Borough of Brooklyn.

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

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781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

513-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Theodora Condars, owner.

SUBJECT—Application July 2, 1953—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—103-01 to 103-23 Beach Channel drive, south side, from Beach 104th street to Seaside avenue (Block 588, Lots 11, 64 and 76), Rockaway Beach, Borough of Queens.

611-53-BZ

APPLICANT—Morris Rothstein and Son, for Wesley A. Roche, owner.

SUBJECT—Application August 5, 1953—(decision of the borough superintendent) under section 9A(a) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling to a height greater than that permitted within two miles of an airport.

PREMISES AFFECTED—2515-2545 East 29th street, southeast corner of Avenue Y (Block 7445, Lots 39, 49 and 65), Borough of Brooklyn.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the main-

tenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

120-39-BZ—Vol. II

APPLICANT—F. D. Koehler Company, Inc., owner.

SUBJECT—Application reopened May 11, 1954 re extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition,

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under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JUNE 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday Morning, June 8, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed; applicant to obtain decision from Borough Superintendent as to Section 21A; then to June 8, 1954, pending decision of the Board of Estimate on new proposed revision of Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision. No further argument; hearing closed.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto show-room, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on un-built upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change

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in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 15, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for action by the Board after completion of the work involved under Cal. 148-54-BZ.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of May 4, 1954)

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years, previously withdrawn.

PREMISES AFFECTED—76-37 to 76-43 165th street and 164-01 to 164-09 77th avenue, northeast corner (Block 6969, Lot 1), Flushing, Borough of Queens.

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APPEARANCES—

For Applicant—Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the regular procedure, previously withdrawn, and permitting the usage of such papers as are filed in the case that are not out of date and new plans showing the proposed changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

491-31-SA—Vol. VI

APPLICANT—Perfection Stove Company, owner.

SUBJECT—Application for consideration—reopening as Vol. VI—re Perfection Oil Heaters, Models H-811, H-812, H-813, H-815, H-816, H-818, H-818-A, H-822 and H-823, approval of.

APPEARANCES—

For Applicant: Frank W. Blauvelt.

ACTION OF BOARD—Application reopened as Vol. VI, to consider change of exterior design and model numbers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

1550-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report as to change of trade name—re Weatherwood Insulation Fiber Board, Tile, Plank and Sheathing, previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to change of trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

68-42-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening for report as to change of trade name—re USG Duron (combustible trim, partition, etc.), previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened as Vol. II for report as to change of trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

476-44-SM—Vol. IV

APPLICANT—United States Gypsum Co., owner (William W. Bainbridge, agent).

SUBJECT—Application for consideration—reopening as Vol. IV—re United States Gypsum Company Long Length Rocklath and Plaster Exterior Wall Furring System, approval of.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened as Vol. IV for report as to interior use of Rocklath.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

349-50-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening for report as to change of trade name—re United States Gypsum Co.—Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant), previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to change of trade name.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

672-51-SM—Vol. II

APPLICANT—Harry T. Stark, for Armstrong Cork Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Armstrong Cork Co. Lining Felt (floor covering accessory), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to proposed revision of material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MAY 11, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 27, 1954, were approved as printed in the Bulletin of May 4, 1954, Vol. 39, No. 18.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and

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office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 156, 56, 156, 57 and 157), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty and Morris Cohen.

For Opposition: Santina Russo, Herman Grossman, Louis Mella, Peter Macaluso, Juan S. Nieves, Morris Kugler, Ancel Roman and Dionisio Irizarry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district, the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Fred Winks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, 10 A. M. pending decision of the Board of Estimate on proposed revision of Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, 10 A. M. in conjunction with Cal. 861-48-BZ, Vol. II.

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over from April 6, 1954 to May 18, 1954, 10 A.M. for inspection and decision; hearing closed.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Joseph Furlong and Vincent K. Drury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over from April 27, 1954 to May 11, 1954 and then to June 8, 1954, 10 A.M. pending decision of the Board of Estimate on new proposed wording of Section 21A.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue (Block 4987, Lot 25), Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.

For Opposition: Edw. Hoffman for Park Dept.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over for inspection and decision without further argument; date for decision to be set.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of Building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue, 816-838 Liberty avenue, southwest corner, 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Madeline Tranchida, Mary Giuliani, Margaret Gaudio, Mary Russo and Antonio S. Panzarella.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954 at 10:00 A. M. for inspection and decision. No further argument; hearing closed.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue, 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954 at 10:00 A. M. for inspection and decision in connection with Cal. 687-53-BZ.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the extension to existing structure (restaurant, bar and cabaret), with a canopy projecting into set back area, and to permit the off street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue (Block 4987, Lot 1), Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date of decision to be set.

710-53-BZ

APPLICANT—Burke, Green and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, 10 A. M. for inspection and consideration of the proposed revised plan showing residence area.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, 10 A. M. for applicant to file further revised plans and for information as to fans and the means of collecting sawdust and shavings and spray booth.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car-wash, lubricatorium, auto show-room, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred Lama.

For Opposition: Florence H. Steinberg, Sydney S. Levine, Charles J. Schrenker, Albert C. Platte, Myrtle D. Vann, Mrs. Ruth Taylor, Mrs. B. Losi, Bertha Mueller, Louis Occhifinto, Mary Yaskulski, Josephine Albanese, John G. Ubelmann, Salvatore Ventura, Katherine Schmidt, Mary Leo and William J. Vann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

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SUBJECT—Application November 2, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Julia S. Page and Hilde Saliter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, 10 A. M. for inspection and decision; hearing previously closed.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp., and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the demolition of existing lumber yard, and the erection and maintenance for a period of twenty years a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Herbshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, 10 A. M. for inspection and decision; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46 and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Vincent J. Paga.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, for inspection and decision; hearing closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th street to East 106th street, 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: L. M. Lebhar for N. Y. C. Housing Authority, Stanley W. Berman and Harry Ragguin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A.M.E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district, the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and G. G. Crumphy.

For Opposition: Ann H. Murdock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, John J. Saunders, Bd. of Education and L. M. Lebhar, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A.M.E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and G. G. Crumphy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 27-54-BZ.

877-53-BZ

APPLICANT—Robert Gottlieb, for Wolker Holding Corp., owner.

SUBJECT—Application December 11, 1953—(decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and to permit the display and sale of used cars and the parking and storage of motor vehicles, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—1657 Jerome avenue, northwest corner of Featherbed lane (Block 2861, Lots 1 and 41), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

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For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with the adjoining lot, #39, under Cal. #878-53-BZ, and in view of the proposed parkway, the Board is of the opinion that no action should be taken until the parkway is completed, which is expected to be completed in about another year.

Resolved, that the application be and it hereby is *withdrawn*.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application December 3, 1952—(decision of the borough superintendent), under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in residence and local retail use district the change in occupancy from dwelling, three-car accessory garage and storage of contractors' equipment in open yard (previously granted, a gasoline service station on lot 105 for a term of years and extended from time to time—expired 6/17/42), to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office, with open grease pits, all for a term of fifteen years, and to permit the parking of customers' cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street (Block 5559, Lots 101 and 105), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Opposition: Emil Pavone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 6, 1953 subject to regular procedure, to consider new proposal as to use; and

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for applicant to file revised plans and for decision by Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 202nd street are in residence and local retail use, D area, class 1 height districts; 47th avenue is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1953 acting on Alt. Applic. 1093-52, reads:

"1. The proposed change of use and extension of use from 1 family dwelling, office, 3 car garage as accessory to dwelling, storage of contractors equipment in open yard to auto repair shop, brake service, battery service, fender & body work, painting and spraying and open parking of customers cars in a local retail district extending into residence district is contrary to Art. II Sections 3 & 4 of Zoning Res.

2. Proposed use of grease pit in a local retail district is contrary to Art. II Sec. 4c of Zoning Res."

and

WHEREAS, the applicant states that the premises consist

of a plot, 153.75 ft. frontage by 137.06 ft. in depth, irregular, on which is located a dwelling and three-car garage with two open grease pits; that it is proposed to extend existing 3-car garage from 23 ft. by 40 ft. to 40 ft. by 127 ft. 10 in., irregular, one story, of class 3 construction, to be used as a motor vehicle repair shop, to include brake, tire, fender, body service, painting and spraying and battery service; that it is further proposed to use vacant portion for parking of customers' cars awaiting service; and

WHEREAS, the applicant contends that under Cal. 345-32-BZ, resolutions were adopted by the Board granting temporary permits and extensions for a gasoline service station, on lot 105 of this property, on November 18, 1932, March 3, 1933, May 24, 1938 and June 7, 1939; that subsequently the property was purchased by a contractor who used it for the storage of equipment, as shown by certificate of occupancy No. Q-79637; that he erected the additional 3 car garage at the northwest corner of the property and the wall along the north or rear property line of lots 101 and 105, and later sold the entire property to the present owner; that about two years ago the Board granted a permit for a gas station on the property immediately adjoining on the west, extending to Francis Lewis boulevard; that the great amount of business done at this station indicates that there was a community need for the facility at this location; that the present owner has, since 1930, operated the gas station on the east side of 202nd street from 47th avenue to Rocky Hill road, owned by the Tide Water Oil Co.; that neither of these two stations is permitted to do repair work; that there is a great need for such an establishment but there is no unrestricted property in the vicinity; that it is proposed to enclose the rear portion of the property, from the above mentioned wall along the rear line, extending 40 ft. towards the front (47th avenue), and adjoining the present three car garage to the west, with a building, so that all work will be done indoors and will further shield the rear adjacent owners from the proposed work and use; that all access to the property will be from 47th avenue; that the owner is acquiring title to lots 61, 63 and 65 in block 5559, adjoining the site on the east, so that the only other contiguous properties directly affected are lots 89, 91 and 93, in addition to the gas station on the west; that lots 89, 91 and 93 were acquired by the present owners in 1951 when the storage of contractors' equipment was permitted, and the solid wall along the north or rear line of the property was in existence; that this solid wall shields those properties from the non-conforming use; that permission is requested, for a period of 15 years, for a motor vehicle repair shop, to include brake, tire, fender and body service, painting and spraying indoors and battery service and parking of customers' cars on the vacant portion of the property while awaiting service; that the gasoline service station, previously permitted by the Board, was discontinued several years ago; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Rocky Hill road was in a business district and the remainder was in a residence district; that the present use designation became effective on July 24, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of fifteen years, to permit the use as proposed and as indicated on plans filed with this application marked "Received December 3, 1952," 1 sheet, "August 7, 1953," 3 sheets, and revised plan marked "Received May 7, 1954," 3 sheets, *on condition* that all buildings and uses, except the building to be retained as indicated on such

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revised plans shall be removed, and the premises shall be arranged and constructed as proposed on such revised plans, on condition that where walls of proposed buildings do not occur there shall be constructed and maintained a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except one opening to 47th avenue for entrance and exit with gate to be maintained during non-working hours for a total width of not over 15 ft. and with a curb cut opposite of similar width; that the existing wall on the rear line shall be reconstructed so as to be equalized in height for its entire length; that the space between such wall and the proposed new building shall be paved and kept clean at all times; that the unbuilt upon portion of the premises shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the use of the premises under Section 7, Subdivisions h and i, may be as proposed for a similar term, with all repairing carried on in the building and consisting of motor vehicle repairing, brake service and battery service, fender and body work, spraying and painting and with open grease pits as proposed, ventilated from the bottom of the pit with an exhaust fan with ducts to above roof and to permit the parking of cars awaiting service; that no signs shall be erected on the premises except such signs as are permitted within the local retail district; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel Guise, Morris Guise, David Guise and Samuel Loeb, owners.

SUBJECT—Application December 15, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the demolition of all structures on site including parking lot, metal garages, motor vehicle repair shop, four-story dwelling, one-story frame dwelling, one-story metal building and two gasoline service stations; and to permit the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and J. Guise.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; laid over to May 4, 1954, for inspection and decision; hearing closed; applicant to file statement as to continuous ownership, whenever it was changed on the two lots; then to May 11, 1954, for further consideration of the new information furnished by the applicant as to affidavit of ownership; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business use, B area, class 1½ height district; West 204th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1953 acting on N.B. Applic. 139-53 and superseded by N.B. Applic. 139-53 dated February 18, 1954, reads:

"1. Proposed use as Gasoline Service Station, Lubritorium, Auto Washing (non-automatic), storage & sale of accessories and office in a business use district is contrary to Section 4a(46) of the Zoning Resolution.

2. Proposed use as Motor Vehicle Repair Shop in a business use district is contrary to Section 4a(29) of the Zoning Resolution.

3. Parking and storage of more than 5 motor vehicles in a business use district is contrary to Section 4a(15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 225 ft. frontage by 150 ft. 7½ in. in depth, irregular, on which is located a parking lot, metal garages, motor vehicle repair shop, a four story dwelling, a one-story frame dwelling, a one-story metal building and two gasoline service stations; that it is proposed to remove all the buildings and uses on site and erect a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on the unbuilt upon portion of the plot; and

WHEREAS, the applicant states that the owner has held title to the property since May 25, 1921 and further states the assessed valuation of land is \$118,000, buildings \$24,000, making a total of \$142,000; and

WHEREAS, the applicant states that it is proposed to remove all structures and the old law tenement house and erect a new reinforced concrete retaining wall at the rear lot line, bringing the entire plot up to grade of Broadway; that the gas station metal building will be demolished and a new brick structure will be erected; that the present plot has outlived its usefulness and the buildings have deteriorated and become an eyesore to the neighborhood; that a new lubritorium with its facilities enclosed, plus a new modern surfaced parking lot will be a benefit to the community and will relieve some congestion by its off-street parking facilities; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the present two premises to be combined as proposed and occupied as a gasoline service station, as indicated on plans filed with this application marked "Received December 15, 1953" (4 sheets) *on condition* that all buildings and uses shall be removed and the premises shall be reconstructed and arranged substantially as indicated on such plans, except that the pumps shall be not nearer than 15 feet to the street building line; that the fences as proposed on the east, west and south shall be not less than 5 ft. 6 in. in height and of woven wire with steel posts erected on retaining walls as may be necessary to be constructed and maintained by this owner on the rear and side property lines; that there shall be no cellar under the proposed accessory building; that the accessory building shall comply in all other respects with the requirements of the Building Code therefor and may be faced as proposed with procelain enamel of a type as approved by this Board; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb

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cuts shall be limited to four (4) on Broadway for exit and entrance as shown on such plans, except that no curb cuts shall be nearer than 5 ft. to either side lot line as prolonged; that the number of gasoline tanks shall be restricted to three existing 550 gallon tanks and five (5) new 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection of one brand sign located toward the westerly end of the premises, advertising only the brand of gasoline on sale, which sign may be illuminated and may extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairing with hand tools only and for adjustments only, maintained entirely within the accessory building; that the greasing on the side of the accessory building shall be of the hydraulic type; that under section 7h there may be parking of cars for a similar term, including cars awaiting service; that where premises are not built upon such portion shall be paved with concrete or asphaltic pavement; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

766-52-BZ

APPLICANT—M. Martin Elkind, for 213 Madison-Jefferson Corp., owner.

SUBJECT—Application October 29, 1952 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a retail store, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—731 East 5th street, north side, 291.5 ft. west of Avenue D (Block 375, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: M. M. Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice of publication in the Bulletin; laid over to April 6, 1954, for inspection and decision; applicant to submit statement that he proposes to comply with Objection 5, and state the circumstances under which the owner purchased the property and what he purchased it for; then to May 11, 1954, for applicant to advise Board re proposed tenant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1½ height district; East 5th street is in residence and retail use, B area, class 1½ height districts; Avenue D is in a retail use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 1, 1952 acting on N.B. Applic. 45-52 and superseded by N.B. Applic. 45-52, dated December 1, 1953, reads:

"1. Stated use (retail stores) in a Residence District prohibited by Section 3 of the Zoning Resolution.

2. Proposed coverage not permitted in a 'D' area district, Residence District, by Section 14 of the Zoning Resolution.

3. Proposed coverage allows for no rear yard as stipulated by Art. IV, P. 14 & 17 of the Zoning Resolution.

4. Proposed show window is contrary to Section 7A of the Zoning Resolution.

5. Proposed interior stair as a means of egress from store cellar is unacceptable since it is more than 50'-0" from the building line."

and

WHEREAS, the applicant states that the premises consist of a plot, 27 ft. frontage by 75 ft. in depth, presently vacant; that it is proposed to erect a building covering the entire lot, one story, 14 ft. in height, of class 3 construction, to be used as factory and ordinary storage; and

WHEREAS, the applicant contends that although the present use district is residential, there are many business uses now existing along this street; that the buildings on this street date from the beginning of the century; that the character of the present street is established and there would be no adverse effect by the proposed use; that it is not likely that the character of this district will change in the near future and if such change should occur at a distant date, the limitation in years of the proposed use will provide a safeguard when the existing conditions will change; that the property cannot be used for any purpose except commercial; that a residential improvement is out of the question and unless a use such as proposed were approved, the property would be unproductive both to the owner and to the City; that although the proposed building is in excess of area requirements it is only one story in height, whereas the predominant height of buildings on this street is 5 to 6 stories and therefore the proposed building will serve to maintain desirable openness to a greater degree than any present building on the block; that the greatest majority of buildings on this street are in excess of present area requirements and therefore the proposed area of the building would not represent a unique or unusual condition; that the property is relatively small and strict observance of the area requirements would make the possible area of this building too small to be economically desirable or warrant construction; that the proposed building would not extend in depth any further than the building adjoining on the west side; that no useful purpose would be served in this case by imposing strict compliance for yard requirement; that the subject property is only 75 ft. in depth, less than the prevailing depth of the lots on the block; that the proposed building would extend no further than the adjoining buildings on adjacent properties and although no yard is proposed in this case, the existing yard pattern throughout this block would still prevail; and

WHEREAS, the applicant states that as of July 25, 1916 the property referred to was zoned as a business district, a 1½ times height district and a B area district and that on March 1, 1939 the present zoning designations became effective; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant supplied the name of the proposed tenant—a painting contractor who proposed to use the building for his contracting equipment and office; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of Borough Superintendent acting on N.B. Applic. 45-52, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application June 11, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building (stores), using more than the area permitted.

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PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street (Block 3423, Lot 134), Borough of the Bronx.

APPEARANCES—

For Applicant: Peter R. Viscardi, Jane Fiorillo and Julius H. Fiorillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Riverdale avenue and West 259th street are in residence and business use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1953 acting on amendment to N.B. Applic. 26-52, reads:

"1. Proposed commercial structure to be located on a lot partly in a business use district and partly in a residence use district is contrary to Art. II Sec. 3 Zoning Res.

2. Proposed structure will occupy excessive area of lot both in business and residence use districts. Art. IV Sec. 13(b) Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.34 ft. frontage by 90 ft. in depth, presently vacant; that it is proposed to erect a building, 50.34 ft. front by 70 ft. in depth, one story, 15 ft. in height, of class 3 construction, to be used as stores, one to be operated as a drug store by the owner; and

WHEREAS, the applicant contends that the owner now conducts a pharmacy at 5676 Riverdale avenue, which is a frame store and dwelling; that she seeks to improve the subject site with a modern, one story, class 3 structure, into which she will relocate her business; that the site was purchased more than five years ago for the express purpose of improvement for retail use; that a drug store is a necessity in this community, particularly since the construction of the Netherland Gardens apartment project, which is approximately 500 ft. from this site; that the subject plot is bisected by the zoning law so as to leave 20 ft. in a business zone and 30 ft. in a residence zone; that there are a number of business uses within the affected area, principally on Riverdale avenue, which is a main thoroughfare for the Riverdale section of the Bronx; that some of these business uses adjoin the subject site and also the property directly across the street; that the subject property will be improved by retail stores, one of which will be operated by the owner as a drug store and the other two to be rented for retail stores, but not of an obnoxious nature; that the proposed building will be constructed with no cellar and it is felt that in designing the building for a depth of 70 ft., which will be occupying excessive area of lot, the owner, who will occupy one store for herself as a drug store, will have the necessary storage room in the rear for pharmaceutical products and enough room for the preparation of prescriptions and other commodities normally carried in a drug store; that the subject lot is not of standard depth and is only 90 ft. deep, and occupying excessive area of lot would not be as much as if this was a normal lot; and

WHEREAS, the applicant states that the present owner has held title to the property since March 15, 1948; that the assessed valuation of land is \$8,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore en-

titled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension into the more restricted district, as proposed and as indicated on plans filed with this application marked "Received March 24, 1954," 4 sheets, *on condition* that the building shall be occupied as proposed and shall not exceed 1 story in height; and under Section 21, to permit the excess area as proposed, provided such store building does not exceed a depth of 70 ft.; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

641-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James Ciccarella, owner.

SUBJECT—Application September 3, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a garage for more than five fuel oil trucks belonging to the owner.

PREMISES AFFECTED—359 Beach 85th street, west side, 224 ft. north of Beach Channel drive (Block 567, Lot 100), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and James S. Painton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 9, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision after applicant has filed revised plans: hearing closed; then to April 27, 1954, awaiting records from the Department of Housing and Buildings; then to May 11, 1954, for further consideration after applicant has filed revised plan and new decision of the borough superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 85th street and Beach Channel drive are in a residence use, A area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1953 acting on N.B. Applic. 1005-53, reads:

"1. Use of premises located in a residence use district as a garage for more than five fuel oil trucks is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 119.82 ft. frontage by 224.57 ft. in depth, irregular, presently vacant and used for parking of owner's five trucks; that it is proposed to erect a building 32 ft. front by 60 ft. in depth, one story, 14 ft. 6 in. in height, of class 3 construction, to be used as a garage for owner's five trucks; and

WHEREAS, the applicant contends that prior to the purchase of the subject property from the City of New York, for the sum of \$11,000, the owner was informed that the area was zoned for business use; that on December 11, 1952 the owner received the deed to the property and the following day the Borough President of Queens requested a change of zoning from business to residential; that subsequently on February 24, 1953 plans were approved for a parking lot on the subject plot under Alt. No. 2732-52; that on March 17, 1953 plans

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were filed for a private garage, were held by the housing and building department until April 14, 1953 and then rejected by reason of change of zoning on April 7, 1953; plan No. N.B. 1005-1953; that the subject plot is vacant, extending from the corner formed by the intersection of the westerly side of Beach 85th street, running thence westerly along the north side of Beach Channel drive 119.82 ft. to the westerly side of Beach 86th street; thence northerly along the easterly side of Beach 86th street 209 ft.; thence easterly and parallel to Beach Channel drive 118.80 ft. to the westerly side of Beach 85th street; thence along the westerly side of Beach 85th street 224.82 ft. to the place of beginning; that the area affected by the change of zoning extends from part way between Beach 84th street, west to the easterly side of Beach 87th street and north from Beach Channel drive to Jamaica Bay; that the east side of Beach 85th street, north from Beach Channel drive, contains one bungalow, three private garages, three houses and from there on bungalows on a pier; that on the west side of Beach 85th street to the east side of Beach 86th street, with the exception of the extreme north, is vacant land; that on the north end five bungalows are located extending northerly to Jamaica bay; that from the west side of Beach 86th street, from Beach Channel drive to Jamaica bay and extending to the east side of Beach 87th street, the land is entirely vacant and west of this point are fishing stations and gas stations; that plans have been filed for the construction of a private garage to contain no more than five trucks; that this is to be on the extreme northeast portion of the property and occupy a space 32 by 60 ft., and will be of cement block, one story, with concrete flooring; that the sole purpose in buying the property from the City was to obtain a plot of ground which could be used for business purposes and the City certified both prior to and at the time of closing of title that such was the use of the plot in question; that it was on these representations that the owner paid the City \$11,000 cash on December 11, 1952 and the following day the Borough President of Queens requested a change of zone from business to residential; that the request of the Borough President of Queens was on the calendar on January 21, 1953, No. 70; that the City Planning number is CP9643; that plans for the garage were filed on March 17, 1953 and were retained by the Department of Housing and Buildings until after the effective date of the change of zoning, which was April 7, 1953, and then rejected; that on June 9, 1953 the office of the Borough President of Queens requested the posting of a performance bond for the replacement of sidewalks, etc. and a cash deposit of \$200 was made by the owner as security; that the owner at present has an approved parking lot on the plot in question under approved plans of February 24, 1953; that the owner has gone to considerable expense to fence in the entire plot, clean the same, and purchase materials for the construction of the proposed garage; that the building materials have been on the location for months before April 7, 1953, but without permission to construct the garage the land is useless to the owner; that the area re-zoned is in fact over 70% vacant land, and the major portion of this area is not residential; that equity requires the granting of this application so that irreparable damage will not be suffered by the owner in that he is left in a position where he has parted with the sum of \$11,000 to the City for land to be used for a specific purpose and now the same City refuses to permit him employ the plot of land for the purposes for which it was sold and purchased; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant submitted further plans as to location of proposed building for oil trucks on Beach 86th street instead of Beach 85th street as previously shown; that the matter has been thoroughly considered by the Board, including the revised plans; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1005-53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

748-53-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Kleinhenz, owner.

SUBJECT—Application October 15, 1953 (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station and the conversion and extension of existing structure now used as an automobile showroom, to be used as an accessory building for lubritorium, car wash, motor vehicle repairs, wheel alignment, new and used car shape-up shop, parts department and office; and to permit the erection and maintenance of an additional structure to be used as an automobile showroom, and to permit the continuation of the storage, display and sale of new and used cars on unbuilt upon portion of plot.

PREMISES AFFECTED—205-01 to 205-19 Northern boulevard and 43-28 to 43-46 206th street, northwest corner and 43-27 to 43-35 205th street (Block 6269, Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinhert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for decision after applicant has filed revised plans; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 205th street and 206th street are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1953 acting on N.B. Applic. 3526-53, reads:

"1. The use of the premises for two buildings on one lot is contrary to Art. I Sec. (v) of Zoning Resolution. See Application Alt. 1848/53."

and Alt. Applic. 1848-53, which reads:

"1. The proposed change of use of an existing auto show room, sales of new and used cars to new and used car shape-up shop, minor auto repairs, lubritorium, office, office and sales, parts department, wheel alignment, car washing, gasoline service station, storage, display and sales of new and used cars, parking and storage of motor vehicles in the premises in a Business Use District is contrary to Art. II Sec. 4(a) (29), (46) of Zoning Resolution.

2. The use of the premises for two buildings on one lot is contrary to Art. I Sec. 1(v) of Zoning Resolution. See Application N.B. 3526/53."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 99.56 ft. in depth, irregular, on which is located an auto showroom, having a frontage of 53 ft. 11½ in., a depth of 26 ft., one story in height, of class 3 construction; that the balance of the site is now being used for the sales and display of new and used motor vehicles; that these uses were installed under N.B. 4538-52 and certificate of occupancy No. 88355-53 was issued for an

MINUTES

auto showroom and sales and display of new and used vehicles; that it is proposed to use said premises for a new auto showroom having a frontage of 50 ft., a depth of 50 ft., one story in height, of class 3 construction; that it is proposed to convert the present building to a shape-up shop with minor auto repairs for new and used cars; that it is further proposed to erect a new extension to this building having a frontage of 102 ft. $\frac{7}{8}$ in. by 30 ft. in depth, one story in height, of class 3 construction, to be used for parts department, office and sales, wheel alignment, lubritorium, minor auto repairs and car wash; that part of the site on the northwest corner of Northern boulevard and 206th street will be used for a gas station consisting of six 550-gallon gasoline tanks and four dispensing pumps; that part of the site on the corner of Northern boulevard and 205th street will be used for the storage, display and sales of new and used cars and for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the contemplated showroom and display and sales of new and used cars and the parking and storage of motor vehicles are permissible uses in a business zone; that the proposed gas station and accessory building will be conjunctive uses; that Northern boulevard is a main auto artery leading across Queens and as such the gas station is a required service and in keeping at this point; that although Northern boulevard is zoned for business there are many non-conforming uses within the area; block 7301, lots 6 and 28 contain gas stations; block 7305, lots 61 and 5 contain lumber mills and lot 11 in the same block contains a motor vehicle repair shop; that in view of the fact that there are sufficient stores within the affected area and there are so many non-conforming uses opposite the site, it is impossible to develop the site with a conforming use and it is mandatory that it be developed as proposed at this time, due to its extremely high assessed value; that the highly modern design of the proposed buildings will go far towards improving the appearance of the entire area; that although there are to be several buildings on the site, each building will have frontage on a legal street, and legal yards and courts are provided for each building; that all of the buildings also comply with the zoning ordinance as to the area coverage permitted in this zone; that the agency contemplated is to be run by Motor Wholesalers, Inc.; that the buildings will be in complete harmony on Northern boulevard as it is developed; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section f, for a term of fifteen (15) years, to permit the premises to be reconstructed and arranged as indicated on plans filed with this application marked "Received October 15, 1953," 4 sheets, "January 25, 1954" 1 sheet, and revised plan marked "Received May 3, 1954," 2 sheets, on condition that the premises shall be arranged as indicated on such revised plans marked "Received May 3, 1954," 2 sheets, for the uses and arrangement as indicated thereon; that the pumps however shall be set back from the building line of Northern boulevard not less than 15 ft. from the base of the pumps; that the storage tanks shall be limited to six (6) 550 gallon tanks; that under Section 7, Subdivision i, there may be minor repairs in connection with the sales agency maintained in the lubritorium building, as shown, including minor adjustments with hand tools for a similar term; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the automobile showroom as now shown and other buildings shall comply with the requirements therefor and no windows shall be erected in the rear walls; that if any skylight is erected in the office or showroom, such skylight shall not be nearer than 25 ft. to the rear lot line; that there may also be under section 7h, for a similar term, the parking and storage of motor vehicles awaiting

service; and under Section 7e, for motor vehicles on display for sale; that along the rear lot lines where walls of proposed buildings do not occur there shall be erected and maintained a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that such fence shall extend along the 205th street building line and turning along the rear line to the auto showroom building and continued to the rear of the lubritorium building to 206th street and returned on 206th street for a distance of approximately 40 ft. as shown on such revised plans; that there may be a gate to the rear portion from 206th street for entrance only to permit maintenance of such area; that the premises where not built upon shall be paved with concrete or asphaltic pavement; that along the rear lot line near 205th street there shall be a space at least 5 ft., properly curbed and maintained with suitable planting material as a protection to the adjoining residential use; that curb cuts shall be restricted to three curb cuts on Northern boulevard, of the width as shown on such revised plan and one 20 foot curb to 206th street within the first 25 ft. from the Northern boulevard building line; that at the intersection within the building line at 206th street and Northern boulevard there shall be erected a block of concrete extending for approximately 5 ft. along either building line and not less than 12 inches in height; that signs shall be restricted to a permanent sign attached to the accessory building and the showroom building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting a ground sign not over 8 ft. in height, advertising the sale or the display of used cars and permitting the erection within the building line at the intersection of Northern boulevard and 206th street of a post standard for supporting a brand sign which may be illuminated advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the sidewalk and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliance shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained, including certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

812-53-BZ

APPLICANT—Carl H. Salminen, for Antonio Scalone, owner.

SUBJECT—Application November 13, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, F area district, the maintenance of existing two family dwelling without the required setback from street line.

PREMISES AFFECTED—155-08 Francis Lewis boulevard, south side, 76.29 ft. east of 155th street (Block 4724, Lot 56), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Antonio Scalone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated October 14, 1953 acting on N.B. Applic. 5265-40, reads:

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"1. All portions of building must be set back from street line as required by Article 4, Sec. 16 a minimum of 15 ft. Premises is in an F district; see original approval of Sept. 10, 1940."

and

WHEREAS, the applicant states that the premises consist of a plot, 49.47 ft. frontage by 149.68 ft. in depth, irregular, on which is located a building 22 ft. 9 in. front by 46 ft. in depth, two stories, 25 ft. in height, of class 4 construction, used as a two-family dwelling; that there is also a two-story building erected as a garage; and

WHEREAS, the applicant contends that the premises are improved with a two-story frame building erected in 1922 under permit No. 1073-22 for use as a garage; that the premises are also improved with a two-story, two-family frame dwelling for which plans were filed in 1940 and approved September 10, 1940; that construction was commenced immediately and in approximately 12 months the building was 70% completed; that the then owner applied for a loan to complete construction but was turned down by the loaning institution due to the fact that the building was constructed in violation of article 4, paragraph 16 of the zoning resolution requiring a 15 ft. setback from Francis Lewis boulevard; that the then owner misunderstood the requirements and had set the building back 18 ft. from a line parallel with the front of the building from Francis Lewis boulevard, but as the boulevard is on an angle, it leaves only 8 ft. 1 in. from the northeast corner of the building, whereas this point should be 15 ft.; that the then owner realizing the error abandoned completing construction and shortly thereafter died and the premises fell into a very unsightly condition for a number of years; that the present owner acquired the property in August 1953 with no knowledge of any difficulty in completing the structure and obtained a certificate of occupancy for same; that the department of housing and buildings advised the new owner that he must obtain a variance from the Board from the setback requirements in order to complete construction and obtain a certificate of occupancy; that no structural changes were made by the owner from plans filed in the building department; that the owner must vacate from his present premises at 1792 Bathgate avenue, Bronx, because the City is condemning the property for the purpose of constructing the Bronx Express Cross highway; that he will therefore be in need of living quarters and had purchased the premises in question for this reason; that he intends completing the premises and provide landscaping which, when completed, will be a credit to the community in contrast to the unsightly appearance that has prevailed for so many years; that the Board is requested to grant a variance so that the present setback of 8 ft. 1 in. be permitted, due to the fact that it would be a hardship for the owner to move the structure as his funds are limited; and

WHEREAS, the applicant states that the owner has held title to the property since August 7, 1953 and further states the assessed valuation of land is \$1500 and for the building \$8000, for a total of \$9500, and states the building was erected in 1922; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the front yard to be less than 15 feet at one point as required, as proposed and as indicated on plans filed with this application marked "Received November 13, 1953" (5 sheets) and "March 4, 1954" (1 sheet), *on condition* that in all other respects the requirements of the zoning resolution and all other laws, rules and regulations applicable to the building and occupancy shall be complied with; that the building at the rear, a two-story garage or stable shall be removed, and if any required garage facilities are provided,

same shall comply with the requirements of the zoning resolution therefor; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 18, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, B area and a 1½ times height district, the extension of 9th floor of existing hospital, without the required setbacks.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street (Block 1950, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Opposition: Thelma Lamb, Charles Waterman, Gloria Moore Beauchamp, Evelyn Ashby, William E. James and Murray H. Pinder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; West 123rd street and Manhattan avenue are in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1953, acting on Alt. Applic. 982-53, reads:

"1. Proposed extension of 9th floor is contrary to Art. III, Sec. 8(f) of Z.R. since present building now extends beyond zoning envelope."

and

WHEREAS, the applicant states that the premises consist of a plot, 116.9 ft. frontage by 163 ft. in depth, on which is located a hospital 116.9 ft. front by 101.5 and 90 ft. in depth, eight stories and penthouse (2 stories), used as a hospital by The City of New York; that it is proposed to extend the existing structure on 9th floor on the Manhattan avenue frontage of northerly portion, and on southerly and westerly portions on West 123rd street frontage; and

WHEREAS, the applicant contends that the Sydenham hospital, owned and maintained by the City of New York, is located in a densely populated area of Manhattan, and serves persons requiring medical, surgical and obstetrical treatment; that the heavy demands made upon this hospital by the public have pressed its available space into violations of section 110 of the Sanitary Code, particularly with reference to overcrowding and inadequate sanitary safeguards in certain phases of its operation; that a list of violations issued by the department of health is filed with this application; that manifestly, the need to expand the facilities of this hospital is urgent; that the proposed extensions of the 9th floor, which is set back, would provide the needed additional space for augmented facilities; that other alterations throughout the building, premised on the extensions of the 9th floor, would remedy all conditions which are in violation and would increase the efficiency of the hospital's humane operations; that the hospital building is so situated on Manhattan avenue, the full length of the block between West 123rd street and Hancock place, that

MINUTES

no other structure abuts it, except in the rear where it rises six stories above the adjoining property; that the proposed extensions would therefore not be detrimental to neighboring properties; and

WHEREAS, the applicant states that the present owner has held title to the property since August 4, 1950; that the assessed valuation of land is exempt and of the buildings, exempt, and that the building was erected in 1926; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension in area above the 8th floor, as proposed and as indicated on plans filed with this application, marked "Received November 18, 1953" (7 sheets) and "March 25, 1954" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with the requirements of the zoning law and all other laws, rules and regulations applicable; that the building shall not be further increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

860-53-BZ

APPLICANT—Caesar Nobiletti, for Bright Management Corp., owner.

SUBJECT—Application December 2, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th street, north side, 100 ft. west of 8th avenue and 793 8th avenue (Block 1039, Lots 27, 28, 128 and 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Caesar Nobiletti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1953 acting on Alt. Applic. 1944-53, reads:

"1. A parking lot is not permitted in a residence use district as per Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 21 ft. and 50 ft. 8 in. frontage by 100 ft. and 75 ft. in depth, irregular, on which are located a laundry, store and rooming house, which are to be demolished; that it is proposed to permit the parking and storage of motor vehicles on un-built upon plot; and

WHEREAS, the applicant contends that the use zoning of this area is basically wrong; that in 1936 when the use zoning was changed from business to residence, it was hoped that by raising the restrictions this area could be brought back; that this obviously was a false premise on which to base use zoning; that it has been well established over the years that zoning

cannot bring back a run-down neighborhood; that the residence use zone has been established for 17 years and the neighborhood has shown not the least sign of changing its character except to get shabbier year by year; that no new residence uses have been constructed in this block in many years; that the subject premises, consisting of approximately 4800 sq. ft., is about ⅓ vacant at the present time; that a demolition permit has been issued by the department of housing and buildings for the old residence structures now standing on the rear westerly portion of the plot; that demolition of these three old vacant buildings on lot 128 has already started; that the other two buildings facing on West 48th street, one on lot 28 and one on lot 27, are still occupied but will be vacated and demolished in the very near future; that the building on lot 28 contains a cowboy-outfitting store in the basement, and three upper floors containing eight furnished rooms; that the building on lot 27 contains a Chinese laundry in the basement and three upper floors containing eight furnished rooms; that lot 30, under the same ownership, is an L-shaped lot, the north-south portion of which (19 ft. by 50 ft.) will be included in the parking lot; that this leaves the east-west portion (21 by 81 ft.) on which is a three-story building fronting on 8th avenue, which is to remain; that the ground floor of this building is occupied by a bar and the two upper floors are used as lofts; that as the portion of lot 30 that is to be taken away (the north-south portion) is excess rear yard space and as off-street parking for more than five motor vehicles is a permitted use in a business district, it seems a proper use of the north-south portion; that the premises to be used as a parking lot are bounded on the east by an old hotel which, having no yard of its own would profit by the installation of a parking lot because of the great increase in light and air, and the backs of 8th avenue stores on the east; on the north by a public garage and a rear wing of a multiple dwelling; on the west by a dwelling with a restaurant and bar in the basement and on the south by West 48th street; that it is planned to store a maximum of 25 cars on the proposed parking lot; and

WHEREAS, the applicant further contends that the owner has held title to the subject premises for 3 years; that the old buildings presently standing were constructed about 80 years ago and the income from them is not great enough to offset the cost of taxes, operation and maintenance at today's prices; that the owner has carefully considered the possibility of constructing a conforming use on this plot but came to the obvious conclusion that it would be a total waste of money in this noisy, commercial district; that the only practical possibility appears to be complete demolition of existing buildings and the operation of a commercial parking lot; that at 328 West 48th street is Junior high school No. 17 which runs from West 47th to West 48th streets; that about 95% of the students come from the area west of 9th avenue; that during the lunch hour the students are kept in the yard on the West 47th street side as much as possible; otherwise they are permitted on West 47th street only; that West 48th street is an eastbound, one-way street and cars coming out of the parking lot would of necessity go east toward 8th avenue and would not pass the school; that it does not appear possible that a parking lot on the subject premises, east of the school, would in any way endanger the lives of the students; that Madison Square garden is located on the west side of 8th avenue between 49th and 50th streets and there are a great many theatres, movies, nightclubs and restaurants in this district; that during the daytime, the stores along 8th avenue would be served as well as patrons of the Garden and the moving picture theatres; that although there is a parking lot for 98 cars immediately back of the Garden and a public garage across the street from the Garden that takes in cars for parking, both of which are on 49th street, their capacity is entirely inadequate to serve the area; that the granting of this application would eliminate these very old, dilapidated buildings in which are two prominent non-conforming uses, namely, a Chinese laundry and a cowboy outfitting store; that directly across the street from the subject site and immediately adjacent to it on the west are numerous other non-conforming uses; that it is difficult to imagine how

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the operation of a much needed parking lot on this site could possibly injure the neighborhood in any way; that the demolition of these old buildings is the first necessary step towards modernization of the neighborhood; and

WHEREAS, the applicant states the owner has held title to the property since July 27, 1951 and further states the assessed valuation for land is \$50,000 and of buildings \$5,000., making a total of \$55,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7h and 7e, for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, as proposed and as indicated on plans filed with this application marked "Received February 17, 1954," 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of West 48th street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the lot lines and the street line of 48th street, except for entrance and exit therein, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except where walls of existing buildings exist; that opposite such entrance there may be a curb cut not to exceed 25 ft. in width; that adequate bumpers shall be maintained, spaced for proper protection of walls and fences; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building not exceeding 100 sq. ft. in area, and one story in height, which may be of frame, to be used solely as an office and shelter for the attendant; that signs shall be restricted to a sign not exceeding 25 sq. ft. in area, attached to the fence adjacent to the entrance, advertising the parking lot and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

878-53-BZ

APPLICANT—Robert Gottlieb, for Etta Lacks, owner (Alru Auto Repairs, lessee).

SUBJECT—Application December 11, 1953 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from hand laundry, tire repairs, ignition, battery service station and greasing, to hand laundry and motor vehicle repair shop.

PREMISES AFFECTED—1661-1663 Jerome avenue, west side, 100 ft. north of Featherbed lane (Block 2861, Lot 39), Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Bessie Padover.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin;

laid over to May 11, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jerome avenue are in a business use, B area, class 1½ height district; Featherbed lane is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on Alt. Applic. 1135-53, reads:

"1. Proposed alteration to include a motor vehicle repair shop use in a business use district is contrary to Sec. 4(a) 29 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a class 3 masonry building 50 ft. by 84 ft., used as follows: south portion, #1661, is a Chinese hand laundry (factory) and the north portion, #1663, is used for tire repair, ignition battery service station and greasing, for which certificate of occupancy No. 13293-53 was issued; that an 8 in. concrete block wall separates the two uses and both ceilings are fire retarded; that it is proposed to use the north portion, #1663, for a motor vehicle repair shop; and

WHEREAS, the applicant contends that the present tenant, Alru Auto Repairs, of the north portion, #1663, purchased the lease of this portion and used it as a motor vehicle repair shop until the Fire department revoked his motor vehicle repair shop permit because he, the tenant, had no certificate of occupancy for such use; that the street on both sides is filled with non-conforming garages and motor vehicle repair shops; block 2861, lots 35, 34 and 32 contain motor vehicle repair shops; block 2848, lots 1 and 8, garages; block 2849, lots 1 and 5, garages; that these uses are within 400 ft. of the subject building and there are many more to the north and south on Jerome avenue; that the area of the motor vehicle repair shop is only 23 ft. by 62 ft. or 1,426 sq. ft.; that it is separated from the laundry to the south (in the same building) by an 8 in. concrete block wall; that the ceiling of both portions is covered with plaster board and metal and there are only two or three persons working in the shop; that the neighborhood would not be adversely affected by the granting of this variance; and

WHEREAS, the applicant states that the owner has held title to the property since July 31, 1952 and further states the assessed valuation of the land is \$12,000 and the buildings \$14,000, making a total of \$26,000; that the building was erected in 1930; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Committee has noted that the existing building is well below the houses on nearby Davidson avenue, and recommends that the use as proposed should be permitted for a temporary term of five (5) years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision i, for a term of five (5) years, to permit the premises to be occupied as proposed for motor vehicle repairing, as indicated on plans filed with this application marked "Received December 11, 1953," 4 sheets, *on condition* that there shall be no heavy wrecking repair; that repairing shall be generally with hand tools; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that in the event there is any acetylene welding or spraying, such work shall be maintained in accordance with the requirements therefor under a permit issued by the Fire Commissioner; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

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889-53-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

SUBJECT—Application December 16, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of motor vehicles of employees and patrons, as accessory to a two story store and office building.

PREMISES AFFECTED—136-22 Maple avenue, south side, 136.39 ft. east of Main street (Block 5135, Lot 8), and 42-05 Main street, southeast corner of Maple avenue (Block 5135, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Maple avenue are in residence and restricted retail use, C area, class 1 height districts; Main street is in a restricted retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1953 acting on N.B. Applic. 4006-53 and Alt. Applic. 2726-53 dated December 4, 1953, reads:

"1. Proposed parking of more than 5 cars for patrons and employees on a lot partly in a Restricted Retail district and partly in a Residence use district is contrary to Art. 2 Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 206.39 and 118.28 ft. frontage by 180 ft. in depth, irregular, on which is being constructed a building 118 ft. 3 in. by 97 ft. 5 in., two stories and cellar, 28 ft. 6 in. in height, of class 3 construction, to be used as a commercial building; that it is proposed to permit on unbuilt upon portion of plot the parking of motor vehicles of employees and patrons of building; and

WHEREAS, the applicant states that lot 1 has a frontage of 118.28 ft. on Main street and 136.39 ft. on Maple avenue and an area of 18,576 sq. ft.; that it is now zoned for almost its entire area as restricted retail use, except for a small triangular gore, 700 sq. ft. in area at its southeast corner at the rear, being zoned for residence use; that a two-story store and office building is now in construction on this lot No. 1, having a frontage of 118.28 ft. on Main street and 97 ft. 5 in. on Maple avenue, with an open area at the rear facing Maple avenue; that this open area, except for the aforementioned triangular gore, has been approved for use as a required off-street loading berth; that the excess open area over that required for this loading berth may lawfully be used for patron and employees' outdoor parking; that the owner, however, has not elected to so use this excess area for outdoor parking, as by itself it was inadequate in area for the off-street parking needs of the proposed building occupancy; that the owner therefore acquired adjacent lot No. 8, having a frontage of 75 ft. on Maple avenue, with a depth of 180 ft. and now being zoned for residence use, with the exception of a small triangular gore fronting on Maple avenue having an area of 721 sq. ft. and being zoned for restricted retail use; that the existing frame dwelling on lot No. 8 will be demolished; that by combining the full areas of lot No. 8 and the full excess open area of lot No. 1, a reasonable off-street outdoor parking

facility can be established which would be compatible with the contemplated needs for the building occupancy; and

WHEREAS, the applicant contends that retail shopping centers require adequate off-street parking facilities; that the parking lot will be conducted exclusively for patrons and employees and adequate signs and supervision to that effect will be established; that no overnight parking will be permitted; that the parking lot will be properly fenced off with gates at its entrances; that parking will be permitted only during regular business hours, which will not be later than 10 P.M. or before 8 A.M.; that the accessory parking proposed is not any more objectionable than the permitted accessory garages and outdoor parking for dwellings in residence use districts; that being an accessory to a business building does not change the nature of a parking facility; that a grant of this application will do substantial justice and be in harmony with the general purpose and intent of the zoning resolution, without impairing the public health, safety or general welfare; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivision h, for a term of five (5) years, to permit the unbuilt upon portion of the premises to be occupied for the transient parking of motor vehicles belonging to employees and patrons, substantially as proposed and as indicated on plans filed with this application marked "Received December 16, 1953," 2 sheets, on condition that the premises shall be leveled substantially to the grade of Maple avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all interior lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street line of Maple avenue except for an opening not over 14 ft. in width, which shall be fitted with gates of similar construction as the fence and which shall be kept closed except when the lot is being used in connection with the store buildings adjoining; that opposite such opening there may be a curb cut not over 15 ft. in width; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that cars shall be parked in such a way that there will be adequate lanes for entrance and exit at all times; that any retaining walls that are required to protect adjoining properties shall be constructed and maintained by this owner; that the curb cut for entrance to Maple avenue to the unloading space, as shown, may be maintained; that such portable fire fighting appliances shall be kept in a convenient location in the adjoining building as the Fire Commissioner shall direct; that signs shall be restricted to one sign not over ten square feet in area attached to the fence advertising the parking use for patrons and employees only, and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

900-53-BZ

APPLICANT—Martin Isaacs, for Elly Lee Pryluck, owner.

SUBJECT—Application December 21, 1953 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a motor vehicle repair shop.

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PREMISES AFFECTED—134 East Broadway, north side, 185.42 ft. east of Pike street (Block 283, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Isaacs and Elly Leo Pryluck.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; East Broadway is in retail and business use, B area, class 1½ height districts; Pike street is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1953 acting on N. B. Applic. 159-53, reads:

"1. Auto repair shop in a business use district is not permitted. Sect. 4(a) (29) Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 62 ft. 10 in. in depth, irregular, presently vacant and used as a parking lot for more than five motor vehicles approved under certificate of occupancy No. 37595 issued in 1930; that the use district was changed from unrestricted to business on March 1, 1939; that the applicant took title to the property July 11, 1953 and has been a tenant of the premises for six years prior to the time of taking title; that it is proposed to erect a one-story, non-fireproof, class 3 structure (no cellar) fronting one street, to be used as a motor vehicle repair shop, covering the entire lot, which has an area of 1569 sq. ft.; that there is at the present time a legal curb cut in front of the premises; and

WHEREAS, the applicant contends that at the present time the owner operates a motor vehicle repair shop at premises 136 East Broadway which he has occupied as a tenant and lessee for the past 15 years; that at the present time he is a tenant; that premises 136 East Broadway changed ownership about October 15, 1953 and the new owner has since notified the applicant (as a tenant) of an increase in rental from the present \$100 per month to \$200 per month; that in addition, the condition of a 5-year non-renewable lease and specific improvements to the property at the applicant's expense have been imposed; for these the new owner will give the applicant an option to buy the premises at a price fixed by the new owner; that the new owner of premises 136 East Broadway is an auto mechanic and he is imposing these conditions with the sole intention of forcing the applicant out of his business with no consideration; that in view of the fact that the applicant has been in business operating a motor vehicle repair shop for 15 years at premises 136 East Broadway and by his hard work and determination has built up a business of good will, and inasmuch as it will be impossible for the applicant to meet the difficult conditions imposed on him by the new owner of premises 136 East Broadway, and that the new structure will in no way be detrimental to the adjacent neighborhood nor will the use impair the public health, safety and general welfare, the applicant by virtue of the severity of the situation urges the Board to permit this use; and

WHEREAS, the applicant states the owner has held title to the property since July 11, 1953 and that the assessed valuation of the land is \$5,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision i, to permit occupancy of the building as proposed to be occupied as an automobile repair shop; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no connection between the proposed building on Lot 58 and the existing building now occupied by the tenant on Lot 59; that opposite the entrance to such proposed building there may be a curb cut not exceeding 10 ft. in width; that the sidewalk and curb in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no openings in the rear or side walls of the building to adjoining premises; that any skylight in the roof for lighting shall be erected not nearer than 25 ft. from the rear lot line; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

911-53-BZ

APPLICANT—Fred C. Dahlem, for Trebuh's Realty Co. Inc., owner (The Great Atlantic and Pacific Tea Company, lessee).

SUBJECT—Application December 29, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit extension of business use into residence use district portion of plot.

PREMISES AFFECTED—402 East 54th street, south side, 94 ft. east of 1st avenue and 980 1st avenue (Block 1365, Lots 46 and 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Ray Whittaker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 54th street are in residence and local retail use, B area, class 2 height districts; 1st avenue is in a local retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1953 acting on Alt. Applic. 2036-53, reads:

"A3. Proposed extension of business into a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 119 ft. in depth, on which are located a one-story building 50 ft. by 94 ft. with a 50 ft. frontage on 1st avenue, 94 ft. on East 54th street, occupied by the Atlantic and Pacific stores, and on East 54th street, adjoining the rear of the stores, is a vacant 5-story old law tenement with a frontage of 25 ft. on a plot 25 ft. by 100 ft.; and

WHEREAS, the applicant further states that the old law tenement has been vacant and boarded up for 13 years and is unfit for habitation; that the volume of business in the A. and P. store has increased to such an extent that more

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space is needed; that the owners are willing to demolish the upper stories of the old law tenement at 402 East 54th street and remodel the entire fronts, adding a one-story extension to the present structure; that there are 6 ft. of the old law tenement in a local retail district and the remaining 19 ft. are in a residence district; that there will be no loading door in the residence portion, only an exit door 3 ft. wide; that the loading door will be in the local retail district; that a new front will be provided on 1st avenue and the extension will be made to match the brick work of the present store; and

WHEREAS, the applicant contends that the buildings to the east are old law tenements with a large garage to the east of the old law tenements; that there are high class apartments across the street, also further east on the south side of East 54th street; that removing the old law tenement will be an improvement although the block is a mixture of commercial and residence structures; that the owners have a lease signed with the A. and P. company that they will do the work provided the Board permits this change; and

WHEREAS, the applicant states that the present owner has held title to the property since December 14, 1925 for lot 47 and since September 1, 1941 for lot 46; that the assessed valuation of land is \$86,000 and of the buildings \$13,000, making a total of \$99,000, and that the building was erected under N. B. 570-83; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the extension of the existing business use into the more restricted area, substantially as proposed and as indicated on plans filed with this application marked "Received December 29, 1953" (5 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto if located within a local retail district; that the building shall not be increased in height beyond the one story now proposed; that there shall be no openings in such building on the easterly or southerly lot lines to adjoining premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 3:25 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 11, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

676-44-A—Vol. III

APPLICANT—Charles Kandall, for Cong. Anshei Zedek of Bensonhurst, owner.

SUBJECT—Application reopened January 12, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street (1st floor); (Block 5569, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Leibowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 11, 1953, acting on Alt. Applic. 4643/52, reads:

"1. Proposed plans submitted are not in conformance with that expressed by B. S. A. under Cal. No. 676-44-A, V. II, granted on July 21, 1953, Bul. 30, V. 38."

and

WHEREAS, the applicant states that the building is 2 stories, 32 ft. in height; 29 ft. by 50 ft. in area at 1st floor; 22 ft. by 50 ft. in area at 2nd floor; of class 4 construction; erected 1900, located on a lot 36 ft. front by 100 ft. in depth, in a residence use, C area, class 1 height district, used and occupied since 1927—cellar, storage and toilets; 1st floor, synagogue, 150 persons; 2nd floor, apartment for caretaker; attic, vacant, and proposed to be increased in area on the 1st floor to 29 ft. front by 65 ft. in depth, and used and occupied—cellar, storage and toilets; 1st floor, synagogue, 175 persons; 2nd floor, apartment for caretaker; attic vacant; that the building is provided with one interior 2 ft. 6 in. wide wood stairs, enclosed in partitions of studs, wire lath and plaster, equipped with wood self-closing doors; stair hall leads direct to street but not to roof; and

WHEREAS, the applicant states that the building was used from 1927 to 1944 as follows: cellar, toilet rooms; 1st floor, synagogue, 150 persons; 2nd floor, meeting room, 20 persons; attic, vacant; that in 1944 under Alt. Applic. 3357—the use of the building was changed to cellar, toilet room, 1st floor, synagogue, 150 persons; 2nd floor, dwelling, 1 family, and the attic to remain vacant; that the interior stairs was wood enclosed in partitions of wood lath and plaster, equipped with wood doors and leading directly to street; that this alteration was approved on the basis of a variance granted by the Board under Vol. I of this appeal; and

WHEREAS, the applicant states that under Alt. Applic. 4643/52, filed to increase the size of the building on the 1st floor and replace the existing walls on the 1st floor with 12 in. brick and maintain the following use and occupancy: cellar, toilet room; 1st floor, synagogue, 175 persons; 2nd floor, dwelling, 1 family, to be used by the Rabbi or caretaker, and the attic to remain vacant; and a variance was granted by the Board July 21, 1953; and

WHEREAS, the applicant states that it is now proposed to remove the front porch and extend the building in the front and part of the side on the 1st floor with brick construction maintaining the following use and occupancy: cellar, toilet rooms; 1st floor, synagogue, 175 persons; 2nd floor, dwelling, 1 family; to be used only by the Rabbi or caretaker, and the attic to remain vacant; and

WHEREAS, the applicant contends that the building is detached on all sides; that the present incombustible shingles on the extension of the existing building will be maintained; that the present occupancy will remain unchanged; that the present stairs from the cellar occupancy will remain unchanged; that the present stairs from the cellar to the 1st floor will be maintained; that the present stairs from the 1st to the 2nd floor will be maintained; that the exit hall of the 1st floor will be extended to a new lobby; that the exits will be maintained in all other respects and the building and occupancy will comply with all laws, rules and regulations applicable thereto.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 3, 1945, as thereafter amended by resolution adopted July 21, 1953, so as to permit as now proposed and as shown on plans filed with this appeal marked "Received December 28, 1953," (3 sheets), the arrangement of the alteration to existing building as thereon shown, on condition that the occupancy in all other respects shall comply with all laws, rules and regulations applicable thereto; that a door to the side yard near the pulpit, as an additional exit, shall be installed and main-

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tained and where not inconsistent with this resolution, the requirements of the resolutions above cited shall be complied with.

798-46-A—Vol. V

APPLICANT—Harry M. Prince, for Finland House Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. V—re Appeal from decision of the borough superintendent.

PREMISES AFFECTED—43-45 East 50th street, north side, 75 ft. west of Park avenue (Block 1286, part of Lot 31—formerly Lots 32 and 132), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Reino Aarnio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 10, 1954, acting on Alt. Applic. 361/54, reads:

"1. Proposal to use the entire building five stories and pent house in height for stores, offices and show-rooms would require it to be of fireproof construction as per Sec. 4.2.1 B.C. and is contrary to B.S. & A. res. Cal. No. 798-46-A, V. IV."

and

WHEREAS, the applicant states that the building is five stories and pent house, 67 ft. in height; 36 ft. by 100 ft. 5 in. in area at 1st floor; of class 3 construction; erected 1896; located on a lot 36 ft. front by 100 ft. 5 in. in depth, in a restricted retail use, B area, class 1½ height district, and used and occupied since 1952 as follows: cellar, storage, no persons; 1st floor, Finnish consulate, 15 persons; 2nd floor, offices, ten persons; 3rd floor, tourist and display, 10 persons; 4th floor, information, 10 persons; 5th floor, consulate offices, 10 persons; pent house, apartment for consul-general, single tenant throughout the building; and now proposed to be used and occupied as follows: cellar, storage, no persons; 1st floor, stores, offices and showroom, 15 persons; 2nd to pent house story, offices and showroom, 10 persons on the 2nd, 10 on the 3rd, 10 on the 4th, 10 on the 5th and 4 on the pent house floor; the building to be occupied by a single tenant on each floor above the 1st floor; that the building is provided with a one source sprinkler system in the cellar only; that there are two 3 ft. 8 in. wide interior steel and concrete stairs, masonry enclosed, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #40854, issued February 24, 1953, on Alt. Applic. 83/52, subject to a variance granted by the Board under Cal. No. 798-46-A, V. IV, permits the following use and occupancy: cellar, storage; 1st to 5th floor, Finnish Consulate, offices, tourist and display information and consulate offices; pent house, 1 apartment for Consul General; a single tenant throughout the building; and

WHEREAS, the applicant states that under Vol. IV, of this appeal the Board permitted the 5th and penthouse story to be used for offices and consul's apartment in conjunction with the balance of the building; and

WHEREAS, the applicant states that permission is now sought to use the entire building as stores, offices and show-rooms, as passed upon by the Borough Superintendent on March 10, 1954, under Objection 1 of Alt. Applic. 361/54; and

WHEREAS, the applicant contends that the building was originally acquired to provide for the expansion of the work of Finland House adjoining at 39-41 East 50th street and has been so used pursuant to the variance granted by the Board October 15, 1952; that the Government of Finland has failed to obtain full recognition by the United Nations and cannot

qualify for assistance under the Marshall Plan; that therefore it now becomes necessary to convert the use of this building so that it will produce enough income to maintain itself until such time as it can be used for official purposes; and

WHEREAS, the applicant further contends that the uses proposed will not be any more hazardous than the use permitted by the Board on October 15, 1952, and the occupancy will not exceed that previously permitted by the Board; that it is therefore requested that the Board amend its prior resolution so as to omit the statement that the building will be used throughout by Finland House as a single tenant and permit its use and occupancy as now proposed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 15, 1952, which amended the resolutions adopted October 29, 1946 and July 20, 1948, by adding thereto:

"* * * that in the event the owner desires to rent for lawful business use all of the floors above the first floor in the two buildings that were under consideration in the resolution adopted October 15, 1952, such space may be rented for business occupancy provided in all other respects, where not inconsistent with this amended resolution, the requirements of the resolution as adopted October 15, 1952, shall be complied with and that a new certificate of occupancy shall be obtained."

614-53-A

APPLICANT—Artco Chemical Corp., owner.

SUBJECT—Application August 5, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—755-757 Whittier street, west side, 100 ft. south of Lafayette avenue (Block 2763E, Lot 343), Borough of The Bronx.

APPEARANCES—

For Applicant: Haig Haygooni and Arsen Artin.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #95992C issued by the Fire Commissioner, reads:

"1. Discontinue storage and use of volatile inflammable oils for manufacturing of inflammable mixtures in a premises which have not been provided with an approved storage system. C19-59.0-k.

2. Discontinue manufacture and sale of inflammable mixtures without a permit from this department. C19-58.0.

REASON: Storage of the following volatile inflammable oils in drums or barrels for the manufacture of inflammable mixtures is contrary to C19-59.0-d and C19-59.0-a of the Administrative Code.

(a) Toluol—6 drums

(b) Benzol—2 drums

(c) Acetone—1 drum

(d) Xylol—1 drum

An approved system."

and

WHEREAS, the decision of the Fire Commissioner, dated July 16, 1953, reads:

"In reply to your letter of July 7, 1953 re Order No. 95992C your request is hereby denied but you may appeal to the Board of Standards and Appeals for a hearing."

and

WHEREAS, the applicant states the building is one story, 8 ft. in height, 18 ft. by 15 ft. in area, of class 3 construction, located on the rear of a lot 50 ft. by 100 ft. in area, in an unrestricted use district, and used and occupied since 1950 for the storage and manufacture of chemical

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specialities including toluol, benzol, benzine and acetone; occupancy, 1 person; and

WHEREAS, certificate of occupancy #6565 was issued January 12, 1950 upon completion of Alt. Applic. 643/49 permitting the one-story, 8 ft. high, non-fireproof building to be used and occupied for the storage and manufacture of inflammable and combustible oils and chemicals for industrial use (no explosives), and states that fire department approval of fire extinguishing equipment and combustible storage was received; and

WHEREAS, the existing two story brick, one-family dwelling on the same lot was erected under N.B. Applic. 377/36; and

WHEREAS, the applicant states that it is engaged in the business of manufacturing and supplying various chemical specialties, principally used in the photo-engraving industry containing mixtures and component parts of inflammable oils consisting of toluol, benzol, xylol and benzine; that the only structure in which the oils are stored and used is a one story building, or brick construction, on the rear of a 50 ft. by 100 ft. plot as indicated on diagrams filed with this appeal; that the building is unheated and contains no stove or other heating equipment or apparatus to which heat is applied, nor is there any flame or other electrical heating apparatus contained therein; that all electrical fixtures have been specially housed and affixed in full compliance with the requirements of the fire department and the building is supplied with all fire extinguishing equipment required and approved by the fire department in addition to which the applicant stores a drum of carbon tetrachloride on the premises; that a certificate of occupancy has been issued by the Borough Superintendent permitting the storage and manufacture of inflammable and combustible oils and chemicals for industrial use; that the business is small; that the amount of inflammable oils used during the regular course of business does not exceed more than 9 drums, of which six are toluol, one benzine and one acetone and one xylol; that in the ordinary use of these oils, approximately 4 drums are upon the premises at any one time; that particularly, toluol is used within a very short time after delivery; that the usual and practical tank to be installed for underground storage is a 500 gallon tank, since delivery by tank car for underground storage must be at least 320 gallons; that under the ordinary use of these products made on the premises, four of these 550 gallon tanks would be required to comply with the order and this installation would be excessive and unreasonable in cost to the applicant corporation, which must store these oils in such small amounts that it is impracticable and would be almost impossible to pump the oils out of the said tanks; that commencing March 2, 1950 combustible permits have been issued continuously, the last one expiring February 7, 1953; that no change has been made in the premises since the original issuance of the combustible permit; that the order issued by the Fire Commissioner will cause the appellant to undergo expense which is far beyond reasonable under the circumstances and compel the appellant to install tanks which are for practical purposes useless to it; that it is therefore requested that the Board permit the issuance of a combustible permit for a minimum quantity of 9 drums of inflammable oils as heretofore stated; and

WHEREAS, the applicant further states that since the development of its product known as "one coat stripping solution" in which the inflammable oils are used, the use of collodion and rubber solvent in benzol has been practically eliminated by the industry and the fire hazard normally present has been reduced by a minimum of 50%; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner acting on Order #95992C, Objections 1 and 2, be and it hereby is modified and the appeal be and it hereby is granted to permit the continuance of the existing use in the buildings on the premises, provided that all buildings which have not

been approved by the Department of Housing and Buildings shall be so approved or removed, and to permit the use of inflammable oils to the extent as permitted under Cal. No. 60-44-A at the previous location of this applicant consisting of the following oils: benzol, xylol, toluol, benzine, and acetone to the extent of a total of not over six 55-gallon drums, which shall be isolated from other materials of combustible and inflammable nature, stored on racks and equipped with suitable faucets to the satisfaction of the Fire Commissioner; that all suitable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that there shall be no heating or spark-producing devices maintained on the premises and that all electrical devices of all kinds in the premises where such inflammable materials are stored shall be of the type approved under the electrical code for explosive atmospheres; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations thereto; that the portion used as a storage mixing room as permitted by the Department of Housing and Buildings may remain; that any opening between said building and the building formerly an accessory garage and now used for the storage and operation of the inflammable materials shall be equipped with a fire-proof self-closing door; that in all other respects the operations and storage shall be maintained to the satisfaction of the Fire Commissioner.

653-53-A

APPLICANT—J. Ryback & Co., Inc., for The W. S. Realty Corp., owner.

SUBJECT—Application September 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2341-2347 12th avenue and 640 West 134th street, a southwest corner (Block 2000, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Jack F. Ryback.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 31, 1953, on Alt. App. 1181/53, reads:

"2. Only one stair leads to roof contrary to Sec. 270 of L.L.

4. Use of wood stud partitions in Cl. 1 bldg. is contrary to Sec. 264 (7) of L.L."

and

WHEREAS, the applicant states that the building is 7 stories, approximately 90 feet in height, 125 ft. front by 99 ft. 11 in. in depth, of fireproof construction, erected in 1925 on a lot 125 ft. front by 99 ft. 11 in. in depth, in an unrestricted use, A area, Class 1½ height district, used and occupied since 1946: 1st floor—factory and shipping, 50 persons; 2nd floor—factory, 5 persons; 3d and 4th floors—storage, 1 person per floor; 5th floor—factory, 8 persons; 6th floor—garage, 1 person; 7th floor—factory, 9 persons, for which Certificate of Occupancy #31492 was issued January 18, 1946, upon completion of work under Alt. App. 1629/44. The building is now proposed to be used and occupied as follows: 1st floor—factory and shipping, 15 persons; 2nd to 5th floors—factory, 15 persons per floor; 6th floor—offices and factory, 20 persons; 7th floor—factory, 30 persons. The building is provided with an approved standpipe system and an approved interior fire alarm system. There is one interior stair and one fire tower of fireproof construction leading direct to street, provided with fireproof, self-closing doors and one of which extends to the roof; and

WHEREAS, the applicant states the building was erected in 1925 and approved with southwest stairway leading to roof

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and north fire tower not leading to roof; that from the fire tower there are two street level exits, one at 1st floor level on West 134th street and one from the 6th floor to viaduct on West 134th street, which is a public street with entrance to building fronting on viaduct; that at this level, the building including the north stairway fronts two stories above the West 134th street viaduct; and

WHEREAS, the applicant requests that if the Board requires the north fire tower stairs to lead to the roof, that in lieu of such compliance a new exit from the north stairway leading to West 134th street viaduct be accepted as shown on Plan #5 filed with this appeal; and

WHEREAS, the applicant contends as to Objection 4, that wood stud partitions with hard tempered masonite both sides and glass above have existed in the building prior to new occupancy of owner-tenant, W. S. Realty Corp. and Schwab Rubber Co. and it is requested that the Board permit the use of these partitions, as indicated on plans filed with this appeal.

Examination of Fire Prevention Folder #12A2341.01 indicates that in 1933 the building was used as a garage and that such use continued through 1939, 1941; that in 1945 the building was used as a training center for the U. S. Navy and for the manufacturing and testing of Navy equipment; and that later in 1945 it became a tenant factory with the 1st, 2nd and 5th floors occupied by the Navy;

Inspection Report made August 20, 1945, at the request of the Borough Superintendent in connection with an application for a certificate of occupancy disclosed that the premises were used as a tenant factory above the 2nd floor with the first floor used by the U. S. Navy as a garage; the 2nd floor as a Navy school and the 5th floor as a Navy clothing depot and that the building was equipped with a sub-standard interior fire alarm system consisting of an open circuit break glass type station and an 8 in. vibrating gong on each story and that the system was out of order, and Order #33890 LF was issued against the defects in the standpipe system and the Borough Superintendent was advised that such standpipe order was outstanding, that there was no sprinkler in the building and orders were then being issued to install an approved fire alarm system and conduct fire drills. Orders to install a fire alarm system and conduct fire drills were issued August 31, 1945, and rescinded January 24, 1946, on the grounds that the occupancy above the first floor was less than 25 persons, the Navy having vacated the premises.

Under date of October 15, 1945, the Fire Dept. advised the Borough Superintendent that all standpipe orders had been complied with and the occupancy reduced to less than 25 persons above the first floor and that the fire alarm and fire drill orders would not be required. On January 23, 1946, the inspector reported that the building was used and occupied as follows: 1st floor—garage; 2nd floor—machine shop and office, 5 persons; 3rd floor—railway express dead storage, 0 persons; 4th and 5th floors—stockrooms, 1 person each floor; 6th floor—manufacturing lubricating devices, 9 persons; 7th floor—manufacture of automatic control switches, 7 persons.

On July 1, 1954, inspector's report indicated that the building was used and occupied as follows: 1st floor—stock and shipping, 3 persons; 2nd floor—stock, 0 persons; 3rd floor—stock, 0 persons; 4th floor—machine shop, 10 persons; 5th floor—splitting foam rubber slabs, 20 persons; 6th floor—office, shipping and receiving, 0 persons; 7th floor—cutting of foam rubber, 25 persons, and stated the building was provided with a substandard fire alarm system and recommended that an adequate interior closed circuit fire alarm system be installed and fire drills be conducted. Orders were issued July 20, 1953, requiring the installation of interior fire alarm system and the conduct of fire drills, which orders were dismissed.

On March 30, 1953, the company Commander reported that the building was used by the Schwab Laytex Rubber Co. for manufacturing foam rubber cushions, etc., using the entire building with an occupancy of 80 persons; that the building had no certificate of occupancy, no interior fire alarm system, no fire drills, no occupancy posted; that there were 100 gals.

of rubber cement, 1 air compressor, 1 tank of acetylene and 1 tank of oxygen stored without a permit, and that vertical openings were built, conveyor ramps should be provided with automatic fire doors; these orders were certified as complied with December 17, 1953, relating to the fire alarm and drill and the balance of the items were referred to the Dept. of Housing and Buildings.

An examination of Fire Dept. Folder #183350 (Combustibles) indicates the following: Application filed March 27, 1953, by the Schwab Laytex Rubber Co. for permission to store 100 gals. rubber cement, 1 air compressor, 1 tank of acetylene and 1 tank of oxygen resulted in a recommendation that a certificate of occupancy be obtained and interior fire alarm system installed and fire drills instituted.

Order #232 was issued by the Fire Department January 27, 1954, revoking Permit #Z183-50 to expire March, 1954, which was revoked due to the fact violations were pending in the Dept. of Housing & Buildings, and ordered the owner to submit evidence that the latter department had no objections to the storage of rubber cement, oxygen and acetylene.

An examination of the records of the Dept. of Housing & Buildings indicates the building was erected under N. B. 357/25 for use as a garage, repair shop, automobile salesroom and showroom, and examined under the Labor Law with a result an objection was issued that the building should comply with Section 270 of the Labor Law and without complying with such objection a certificate of occupancy #10724 was issued February 24, 1926, permitting the use of the building as a garage for more than five cars. This certificate was superseded by certificate #31492 issued January 18, 1946, on Alt. App. 1629/44 and permitted the following use and occupancy: 1st floor—factory, shipping; 2nd floor—factory; 3rd and 4th floors—storage; 5th floor—factory; 6th floor—garage; 7th floor—factory.

Inspector's report dated January 18, 1946, on Alt. App. 1629/44 did not contradict the applicant's statement that the exits complied with Section 270 of the Labor Law; and

WHEREAS, the premises was inspected by a committee of the Board, which noted the conditions in the building, and in view of same and the violation from the Department of Housing and Buildings and the records in the Fire Department, recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1181/53, Objections 2 and 4, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

733-53-A

APPLICANT—Lama, Proskauer and Prober, for Stamp Realty Corp., owner (Benson W. Magoon, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9002-9014 Church avenue and 565-575 Remsen avenue, southeast corner (Block 4711, Lots 36, 38, 39 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1954, on N.B. App. 1089/53, reads:

"1. Proposed frame office building within the fire limits is contrary to 4.1.2 of the Administrative Code.

2. Proposed business use in a frame building is contrary to 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 10 feet in height, 16 ft. by 20 ft. in area, Class 4

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construction, erected in 1953 on a lot 120 ft. by 100 ft. in depth, in a business use, D area, Class 1 height district, used and occupied since 1947 for the parking and storage of motor vehicles and sale and display of new and used cars, for which Certificate of Occupancy #118630 was issued September 30, 1947, permitting the use of premises for the sale and display of not more than five used cars; and

WHEREAS, Violation #1156/53 was issued April 10, 1953, for using premises for storage and sale of more than five cars, contrary to Certificate of Occupancy #118630 and for erecting a one-story wood frame structure without a permit; and

WHEREAS, the applicant states the premises are now being used for parking and storage of motor vehicles and sale and display of new and used cars; that a one story frame building having a frontage of 16 feet and a depth of 20 feet has been erected for use as an office; that Alteration Permit #3567/47 and Certificate of Occupancy #118630 was issued for the sale and display of not more than five used cars; that the proposed parking and storage of more than five motor vehicles and sale of new and used cars is a legal use in a business use district; that the existing frame office was erected without a permit and it is the intention of this appeal to seek permission to maintain the existing office building; that the building in question is only one story in height and the sole use will be as an office for the sale of new and used cars; that the building will be 17 ft. from Church avenue and 20 feet from Remsen avenue and will therefore not constitute a hazard; that since this building is only one story in height and will only have two occupants and in view of the fact the use is not hazardous and is small in size and distant from all other buildings, it is requested that this appeal be granted.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1089/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the construction and use as proposed of a one-story frame building of the size indicated on plans filed with this appeal, marked "Received October 13, 1953" (3 sheets), *on condition* that the building shall not be increased in height or area; that the term of this variance shall be coterminus with the permit for parking and storage use permitted by the Department of Housing and Buildings and upon the discontinuance of such use the frame building shall be removed that a new certificate of occupancy shall be obtained.

734-53-A

APPLICANT—Daniel Moore, for Park of Edgewater Inc. (owner of land) and Wm. A. Daulton (owner of building).

SUBJECT—Application October 14, 1953—filed pursuant to section 35, General City Law re building located in bed of a proposed street—Longstreet avenue.

PREMISES AFFECTED—East side of Longstreet (proposed), 87 ft. south of Sampson street (proposed); (Block 5517, part of Lot 61), Bungalow 82-B, Park of Edgewater, Borough of The Bronx.

APPEARANCES—

For Applicant: Domenic Gabbamonte, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 17, 1953, acting on Alt. Applic. 666/53, reads:

"1. General City Law, Article 3, Sec. 35 states in part that no permit shall be issued for any building in the bed of any street."

and

WHEREAS, the applicant states that the building is 1 story, 16 ft. in height; 15 ft. 6 in. by 45 ft. 10 in. in area, of class 4 construction, erected in 1927, located on a lot 27 ft. 6 in. by 71 ft. 6 in. in area, in an unrestricted use, A area, class 1½ height district, and used and occupied since 1927: 1st floor, dwelling, 1 family, for which no certificate of occupancy has been issued, and proposed to be used and occupied as follows: basement, boiler room, and open area; 1st floor, dwelling, 1 family; and

WHEREAS, the applicant states that it is now proposed to raise the present bungalow creating a basement; and

WHEREAS, the applicant contends that Park of Edgewater owns all of the land and streets contained in this area and pays taxes on the entire parcel including the streets; that the lessee owns the building erected on the lot which building can be removed by the lessee in accordance with the terms of the lease; and

WHEREAS, the applicant contends that for 26 years there has been a bungalow on the site in question; that the site lies in the bed of a mapped street; that if the owner of the land were unable to use or rent the land for building purposes, it would create a serious hardship and prevent the owner from obtaining a fair return for the property; that all of the streets presently contained in the Park of Edgewater are private streets and are maintained by the owner; that none of these streets are owned by the city and no proceedings are pending to acquire title to the street for public use; that permission is requested to construct the building as proposed in the bed of a mapped street on condition that in the event the street is acquired by the City the building will be removed by the owner without claiming any damages for the contemplated work.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 666/53, Objection 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted* for a term of not over fifteen (15) years, to permit the foundation to be constructed as proposed under the building, which has been in existence since 1927, and to permit the use as proposed, *on condition* that such foundation and uses shall be constructed and maintained in accordance with the requirements therefor and to the satisfaction of the Borough Superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that in the event of the acquisition and construction of the proposed Longstreet avenue by the city the building shall be removed by the owner without any claim for damages as proposed.

272-54-A

APPLICANT—Paul Friedman, for 8418 Bay Parkway Realty Corp., owner (Bensonhurst National Bank, lessee).

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8414-8424 Bay parkway and 2175-2183 85th street, northwest corner (Block 6335, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Samuel Malkind and Louis J. Quadre.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 17, 1954, on amendment to N.B. Applic. 1378/53, reads:

"1. The proposed omission of the required exit stairs from the cellar is contrary to the Building Code, Sec. 6.1.2.2.3."

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and

WHEREAS, the applicant states that the building will be 2 stories, 38 ft. 9 in. in height; 72 ft. by 52 ft. in area, of class 1 construction, on a lot 100 ft. by 80 ft. in depth, located in a restricted retail use, C area, class 1 height district, and used and occupied—cellar, boiler room, storage and vault and coupon booth, 6 persons; 1st floor, bank, offices, 60 persons; 2nd floor, bank offices, 35 persons; that the building will be provided with two interior stairs, 13 ft. 4 in. in width and the other 5 ft. in width, both of steel construction, cement or terrazzo tread, one stairway will lead direct to street, and will be enclosed in 4 in. gypsum block partitions, plastered both sides, equipped with fireproof self-closing door and the other stairway will be unenclosed; and

WHEREAS, the applicant contends that the exit facilities for the cellar as proposed will adequately safeguard the occupants of the building due to the limited and occasional human occupancy in the cellar because of the particularly non-hazardous nature of the occupancy; that most of the cellar will be used for storage, boiler room and meter room purposes; that the remainder of the cellar will be used for safe deposit vault purposes; that strict compliance with the law would require an additional stairway from cellar to street which would expose the bank to the hazards of unlawful ingress and egress and loitering in an obscure area and detract from the appearance of the building; that the proposed exit facilities will adequately safeguard the limited occupancy of the cellar; that the exits will consist of a fireproof enclosed steel stairway at the northwest corner of the cellar leading directly to the street through the side yard and an unenclosed 5 ft. wide steel stairway located at the easterly side of the cellar, leading up to the main banking area on the 1st floor, less than 10 ft. from the entrance vestibule and an engineer's ladder from the boiler room located at the westerly side of the cellar, leading directly to the exterior of the building.

Resolved, that the decision of the Borough Superintendent, acting on amendment to N.B. Applic. 1378/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the means of exit from the cellar as proposed and as indicated on plans filed with this appeal marked "Received April 14, 1954," (8 sheets), *on condition* that this variance shall continue only so long as the cellar is occupied as proposed in conjunction with the bank on the 1st floor and that the cellar is occupied only for the purposes as proposed and as indicated on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

278-54-A

APPLICANT—National City Bank of New York, lessee, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application April 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—169 Clinton avenue and 424-442 Myrtle avenue, southwest corner of Waverly avenue (Block 1902, Lots 22, 24, 25 and 28), store #6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Cohen and John Hill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1954, on amendment to N.B. Applic. 1141/53 reads:

"1. At least two enclosed exit stairs from the cellar are required by Sect. 6.1.2.1.3 of the Bldg. Code."

and

WHEREAS, the applicant states the building will be 7 stories, 67 ft. 2½ in. in height, 170 ft. front by 54 ft. and 83 ft. 6 in. in depth, of Class 1 construction, on a lot 200 ft. by 100 ft. in area, in a business use, B area, class 1½ height district, and occupied as a Class A multiple dwelling, and in the cellar and portion of the first floor as banking space and stores; and

WHEREAS, the applicant states that a portion of the cellar and 1st floor (Store #6) will be occupied as a branch bank; that the approved new building application and plans show three stairways from the cellar of the bank space, two of which at the rear Nos. 3 and 4 will be completely enclosed and leading to the outer air at grade; that the front stairway #5 is shown unenclosed both in the cellar and 1st floor; and

WHEREAS, the applicant states that an amendment filed March 25, 1954, proposing to provide two stairways, consisting of stair #3 at rear 3'3" wide of steel and cement, fireproof enclosed, leading directly to the outside and Stair #5 at the front 5 ft. wide, of steel and cement construction, fireproof enclosed at cellar and open at the 1st floor, terminating adjacent to a revolving door; that there are two remote swinging exit doors 3 ft. 9 in. and 3 ft. wide at the 1st floor opening directly to the outside at grade level; and

WHEREAS, the applicant contends that the two proposed stairways are ample for the small occupied area of 3500 sq. ft. and the low number of occupants (40 persons) and the non-hazardous use; that these two stairways can accommodate a greater number of persons than required under Sec. 6.4.1.1 of the Building Code; and

WHEREAS, the applicant contends that Stairway #5 at the front will be left open on the first floor for security reasons but is enclosed in the cellar with fireproof partitions and doors; that due to the necessity for access to the Safe Deposit Department and for security reasons the proposed stairway construction is usual and customary in this type of use; that the fireproof enclosure in the cellar affords a shelter in case of fire and prevents the spread of fire to the first floor; that these two stairways will be used only by the bank and there will be no openings into the multiple dwelling portion of the building from the bank space; and it is therefore requested the Board modify the decision of the Borough Superintendent and grant this appeal so as to permit the exits as herein proposed from the cellar space of the bank portion of the building.

Resolved, that the decision of the Borough Superintendent, acting on amendment to N.B. Applic. 1141/53, Obj. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the cellar shall be occupied by the bank on the street floor as proposed and as indicated on plans filed with this appeal marked "Received April 19, 1954" (6 sheets); that the two stairways from such cellar to the first floor, as indicated, shall be maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

100-45-A—Vol. II

APPLICANT—David R. Dohner, for Medor Realty Corp., owner.

SUBJECT—Application for consideration—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard (Block 2566, Lot 52); (cellar and 2nd floor), Borough of The Bronx.

APPEARANCES—

For Applicant: Millard Henlein.

For Administration: Samuel L. Becker, Dept' of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

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929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to May 18, 1954, at 2 P. M. awaiting report from Fire Department.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954 at 2:00 P.M. at the request of the applicant to file additional information.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry W. Redlien.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 18, 1954, at 2 P. M. for inspection.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—106th avenue.

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, 2 P. M.; applicant to be notified.

217-54-A

APPLICANT—M. B. Felsen (adjacent owner).

OWNER OF PREMISES—Second Riverdale Corporation.

SUBJECT—Application March 19, 1954—Appeal from a decision of the borough superintendent re Revocation of Permit #1266-53.

PREMISES AFFECTED—East side of Independence avenue, from 237th to 238th streets through Blackstone avenue (Block 3417, Lots 331 and 320), Borough of The Bronx.

APPEARANCES—

For Applicant: Osborne A. McKegney.

For Owner: David J. Shivitz and Mortimer M. Reznick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Briefs filed and appeal laid over for decision. Hearing closed; date for decision to be set.

1304-25-BZ

APPLICANT—William J. McMahon, for Samuel Berman, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting partly in a business and partly in a residence use district, for a term of years, the change in occupancy of an existing building, to a motor vehicle repair shop and garage for more than five motor vehicles.

PREMISES AFFECTED—2447-2449 Coney Island avenue, east side, 301 ft. north of Avenue V (Block 7343, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: William McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application, under section 21 of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the conversion of occupancy from a warehouse and garage for five motor vehicles to a garage for more than five motor vehicles, was granted by the Board, June 8, 1926, on certain conditions; and

WHEREAS, the term of variance was extended June 12, 1928; and

WHEREAS, this application permitting the building to be used for the storage of not more than five automobiles of the pleasure car type and automobile repairing, was granted by the Board, May 15, 1934, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended May 6, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1934, as thereafter *amended* by resolutions adopted through May 6, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision i, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained" (Applic. #1298/34 and Application for Certificate of Occupancy #510 of 1954).

328-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for N. P. B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash,

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motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—922 Westchester avenue and 909-923 East 163rd street and 910-918 Rogers place, southeast corner (Block 2697, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 27, 1953, on certain conditions; and

WHEREAS, time to submit working drawings for approval by the Board was extended on January 12, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, and *approve* working drawings marked "Received March 28, 1954" (3 sheets) as in substantial accord with the requirements of the resolution above cited; that all work required by such resolution and as shown on such working drawings shall be carried out and in all other respects the resolution above cited shall be complied with as to requirements and completion. (N.B. 646/53)

1129-39-BZ—Vol. II

APPLICANT—900 Southern Boulevard Corporation, owner (Abraham Helman and Isidor Lubin, lessees).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of part of existing business building (stores, previously granted by the Board) to motor vehicle repair shop.

PREMISES AFFECTED—900-908 Southern boulevard and 908-912 Barretto street, northeast corner (Block 2735, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Helman and Max Pudlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 3, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1941, as thereafter *amended* by resolutions adopted through May 3, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied

with in all respects; and that a new certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 482/45)

863-51-BZ

APPLICANT—George R. Euell, for Cyjolo Corp. (contractual owner in part Jacob Rosenbert).

SUBJECT—Application for consideration—reopening and approval of revised working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, greasing of cars, tire repairs and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1480-1494 Bruckner boulevard, south side, from Evergreen to Wheeler avenues; 960 Evergreen avenue and 961 Wheeler avenue (Block 3650, Lots 37, 38, and 41 and part of Lot 23), Borough of The Bronx.

APPEARANCES—

For Applicant: George R. Euell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1952, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on January 5, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1954, and *approve* revised working drawings, marked "Received April 20, 1954" (3 sheets) in lieu of previously approved working drawings, *on condition* that the requirements of the resolution above cited shall be complied with and all work indicated on such revised working drawings shall be carried out. (N.B. 1376/51)

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner (Block 6025, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

MINUTES

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and
Deputy Chief Connors 3
Negative 0
Not Voting: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 9, 1954, on certain conditions; and

WHEREAS, the variance granted is subject to Court review; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1954, by adding thereto:

"* * * that the working drawings marked 'Received March 12, 1954,' (3 sheets) are hereby *approved* as being substantially in accordance with the resolution adopted March 9, 1954, *on condition* that the masonry wall to the east along the line of adjoining lot 6 shall be 5 ft. 6 in. in height and of solid brick; that the area proposed to be seeded and planted shall be 15 ft. in width across the entire rear of the lot; that there shall be no windows in the accessory building; that openings may be filled with glass block as approved for exterior walls, which however does not exclude the door shown to the toilet." (N.B. 324/52)

436-53-BZ

APPLICANT—O'Dwyer, Bernstein and Preusse, for Lena G. Gates and May L. Thrall, owners.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station (lubritorium), auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—141-50 Union turnpike, south side, 44.96 ft. west of Main street (Block 6634, Lot 34), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working plans approved.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and
Deputy Chief Connors 3
Negative 0
Not Voting: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 24, 1954, on certain conditions; and

WHEREAS, the variance granted is subject to Court review; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on February 24, 1954, only as to approval of working plans and to *approve* such plans as being in substantial accord with the requirements of such resolution, such plans as marked "Received April 13, 1954" (3 sheets), *on condition* that the gasoline pumps shall be of a low approved type; and that in all other respects the work shown on such working plans shall comply with the resolution above cited.

628-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph and Catherine Green, Norman R. Silver and Stanley W. Berman, owners.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale and storage of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted, for a term of years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue, northeast corner (Block 1807, Lots 1 to 7 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 2, 1954, by adding thereto:

"* * * that working drawings marked 'Received March 9, 1954' (4 sheets) are hereby *approved* as in substantial accord with the requirements of the resolution above cited; that the wall partly on the north and easterly lot lines shall be 12 in. brick, 5 ft. 6 in. in height, instead of as shown on such working drawings; and that all work as required in the above resolution and as shown on such working drawings shall be carried out and completed as required in resolution cited." (N.B. 480/53)

676-53-BZ

APPLICANT—Burke, Green and Groh, for Andrew J. Presto and Edward J. Riesbeck, owners.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with a business entrance (curb cut) nearer to residence use district than is permitted.

PREMISES AFFECTED—85-05 Astoria boulevard, northeast corner of 85th street (Block 1097, Lot 1), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr. and Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 24, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 24, 1954, by adding thereto:

"* * * that the working drawings marked 'Received March 31, 1954,' (3 sheets) are hereby *approved* as being in substantial compliance with the requirements of the resolution adopted February 24, 1954, *on condition* that all the work as indicated on such working drawings shall be complied with; that the pumps shall be of an approved low type and erected as shown not nearer than 15 ft. to either street building line; that the planting shall be maintained with suitable material in the areas where shown, properly protected with concrete curbing; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of one post standard only near the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that in all other respects the resolution as adopted by the Board on February 24, 1954, shall be complied with." (N.B. 2872/53)

480-24-BZ—Vol. II

APPLICANT—Jack Oxenhandler, for Lena Oxenhandler, owner (Bell Service Station, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction and extension of the present gasoline service station, office and grease pit to include gasoline service station, office, lubritorium, auto laundry, repairing of motor vehicles and the parking and storage of more than five motor vehicles; previously denied.

PREMISES AFFECTED—1925-1931 Broadway and 2018-2032 Eastern Parkway extension, northeast corner (Block 3472, Lot 106), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider reconstruction of existing gasoline service station.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

120-39-BZ—Vol. II

APPLICANT—F. D. Koehler Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Gerke, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 2, 1954, at 10 A. M., to consider extension of the term of the variance subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin. The term of the variance last granted expired on December 14, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

(Remaining Minutes of the Meeting of May 11, 1954
will be printed in the Bulletin of May 25, 1954.)

NEW 17

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISIONS.

Matter of Ira Kaplan, et al. vs. Board:—On July 1, 1952, the Board denied an appeal from a decision of the Borough Superintendent, refusing to issue a new Certificate of Occupancy for the entire building, applied for under Application No. 251-51 upon completion of alteration work carried through under Alteration Application No. 1047-1950, affecting the 4th story northwest apartment 3B used as a doctor's office by four doctors who do not reside on the premises; Cal. No. 666-51-A; premises 1148 Fifth Avenue and 2 East 96th Street, southeast corner (4th floor), Borough of Manhattan.

At Special Term New York County, Mr. Justice Greenberg sustained the Board. Order entered October 5, 1953.

* * * *

Matter of Famous Realty Inc. vs. Board:—On June 8, 1948, the Board denied two appeals, under Cal. No. 276-48-A affecting Pier 2, between Main and New Dock Streets, East River, and Cal. No. 278-48-A, affecting Pier 3, Foot of Jay Street, East River, in the Borough of Brooklyn, from Orders of the Fire Commissioner to install sprinkler systems or alternate fire protection.

At Special Term, Kings County, Supreme Court, Mr. Justice Norton sustained the Board's determination in each of the above cases, in a decision, part of which is as follows:

"Four motions in these proceedings were presented to this court for determination. The petitioner submitted two of said motions for an order granting a review of the determinations of the Board of Standards and Appeals of the City of New York and requested that a final order be made upon said motions annulling the determination of the Board of Standards and Appeals. The respondent commissioners also present two motions to dismiss the order of certiorari issued in the above proceedings and for an order affirming the determination made by the board in upholding the fire commissioner and making and issuing the orders herein and denying the appeal of the petitioner.

* * * *

The petitioner does not dispute or put in issue the authority of the fire commissioner to issue the orders or the jurisdiction of the fire commissioner. The petitioner does not even allege that the orders issued were either unreasonable or arbitrary. The petitioner proceeds solely on the basis that its judgment should be substituted for the experience, technical skill and judgment of the Fire Commissioner of the City of New York. The record indicates that the orders issued herein were reasonable, necessary and warrantable in order to properly protect property and safeguard life in the interest of public safety and the need for such orders rested upon the discretionary power of the fire commissioner. The petitioner objects to the issuance of the orders herein of the fire commissioner and appeals for a rescindment of the orders on the ground that in its opinion adequate fire protection was provided under the circumstances and that the demolition of the pier was anticipated, and further represented that highly inflammable, combustible or explosive merchandise would not be placed on the pier.

* * * *

The court will not accept this responsibility where the safety of the public is involved particularly in view of the fact that the

(Continued on page 764)

SM, 463-53-SM, 553-53-SM, 828-53-SM, 920-53-SM,
41-54-SA, 42-54-SA, 426-38-SA—Vol. IV, 680-48-SM,
160-49-SM, 439-52-SM—Vol. II, 211-53-SA, 149-54-SA,
185-51-A—Vol. II, 280-53-A, 130-54-A, 419-26-A—Vol.
II, 202-42-A—Vol. II, 690-50-A—Vol. II, 402-53-A—
Vol. II, 686-52-A, 340-54-A, 929-52-A, 782-53-A, 480-53-
A, 569-53-A, 793-53-A, 157-54-A, 298-54-A, 512-29-BZ—
Vol. II, 18-37-BZ—Vol. III, 706-41-BZ, 578-42-BZ—
Vol. II, 772-46-BZ, 339-47-BZ, 70-50-BZ, 108-50-BZ,
234-50-BZ, 272-52-BZ, 479-52-BZ, 491-52-BZ, 192-53-
BZ, 686-53-BZ, 108-32-BZ—Vol. II, 562-32-BZ—Vol.
III, 842-52-BZ, 526-52-BZ and 527-52-BZ.

Corrections Affecting Calendar Numbers 309-40-BZ—
Vol. I, 795-50-BZ and 98-54-A.

CALENDAR

DOCKET

New Cases filed up to May 18, 1954

Cal. No. Dept. Premises Affected

357-54-BZ—H.B.B.—1368-1370 Ralph avenue, west side, 427 ft. $4\frac{3}{8}$ in. south of Ditmas avenue (Block 7932, Lot 70), Borough of Brooklyn, N.B. 220-54.

358-54-A—H.B.B.—1368-1370 Ralph avenue, west side, 427 ft. $4\frac{3}{8}$ in. south of Ditmas avenue (Block 7932, Lot 70), Borough of Brooklyn (under section 36, General City Law re building does not face on legal street), N.B. 220-54.

359-54-BZ—H.B.Q.—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner (Block 3171, Lot 28), Forest Hills, Borough of Queens, Alt. 441-54.

360-54-A—H.B.Q.—101-08 to 101-28 Queens boulevard and 101-21 to 101-33 67th drive, southwest corner (Block 3171, Lot 28), Forest Hills, Borough of Queens, Alt. 441-54.

361-54-A—H.B.B.—905 Prospect place, north side, 150 ft. east of New York avenue (Block 1228, Lot 17), Borough of Brooklyn, Alt. 1320-54.

362-54-A—F.D.—Re: Packaging, storage and sale of combustible mixture known as "Technicon" Dehydrant (clearing agent), Type C650, in glass containers (capacity of containers greater than permitted by Administrative Code), Decision re Order No. 1013-4.

363-54-BZ—H.B.Q.—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place (Block 5008, Lot 1), Flushing, Borough of Queens, N.B. 4926-53.

364-54-BZ—H.B.Bx.—1194-1204 Ogden avenue, east side, 285.04 ft. north of West 167th street and 1199-1203 Nelson avenue (Block 2516, Lots 13, 14 and 48), Borough of The Bronx, Alt. 316-54.

365-54-SM—Gold Bond Permaboard (asbestos-cement wallboard), manufactured by National Gypsum Co., Material.

366-54-SM—Gold Bond Pliaboard (flexible asbestos-cement wallboard), manufactured by National Gypsum Co., Material.

367-54-SA—Johnson Forced Warm Air Heaters (oil fired), Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25 and JA30, manufactured by Johnson Heater Corp., Appliance.

368-54-SM—Greybrick (cinder brick) size $2\frac{5}{8}$ in. x $3\frac{5}{8}$ in. x 8 in. manufactured by Building Products Corp., Material.

369-54-SA—Hotpack Model Safety Oven (electric), manufactured by Electric Hotpack Co., Inc., Appliance.

370-54-SM—Guth Gratelite Overall Lighting, Model M-5562-67-B, manufactured by Edwin F. Guth Co., Material.

371-54-A—H.B.M.—218-220 East 28th Street, south side, 247.8 ft. east of 3rd avenue (Block 908, Lot 45), Borough of Manhattan, Alt. 2013-53.

372-54-A—H.B.M.—315-317 Church street, east side, 18 ft. 8 in. south of Lispenard street (cellar); (Block 194, Lot 20), Borough of Manhattan, Alt. 569-54.

373-54-A—H.B.Bx.—1985-1993 Jerome avenue, west side, 445 ft. $\frac{3}{8}$ in. south of Burnside avenue (2nd floor); (Block 2863, Lot 50), Borough of The Bronx, Amendment to Alt. 997-53.

374-54-A—H.B.B.—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (Block 727, Lot 47), Borough of Brooklyn, Alt. 1735-53.

375-54-BZ—H.B.Bx.—2841 Bruckner boulevard, northeast corner of Quincy avenue (Block 5306, Lots 103, 104, 107, 108, 109 and 110), Borough of The Bronx, N.B. 852-53.

376-54-A—H.B.M.—19-21 West 57th street, north side, 350 ft. west of 5th avenue (Block 1273, Lot 22), Borough of Manhattan, Alt. 2042-53.

377-54-BZ—H.B.Q.—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner (Block 3653, Lot 1), Glendale, Borough of Queens, Alt. 735-54.

378-54-A—H.B.B.—580-598 Fulton street and 63-77 Rockwell place, southeast corner (Block 2107, Lot 15), Borough of Brooklyn, Alt. 5545-53.

379-54-A—F.D.—60-62 West 67th street, south side, 100 ft. east of Columbus avenue (Block 1119, Lot 59), Borough of Manhattan, Decision re Order No. 1644-4.

380-54-SA—Turo Dryer Attachment (dryer attachment for tumbler-type washing machine), manufactured by Turo Dryer Corp., Appliance.

381-54-SA—National Packet Gas-fired Boiler, Model GK-16-W, manufactured by The National Radiator Co., Appliance.

382-54-SA—National and Janitrol Gas Boilers (steam or water), Series 66, manufactured by The National Radiator Co., Appliance.

383-54-SM—Rock-Crete Standard and Jumbo Size Cinder Concrete Brick, manufactured by Rock-Crete Corp., Material.

384-54-SA—El-Rinse Injector, Model RP-3, manufactured by Economics Laboratory, Inc., Appliance.

385-54-SM—Permaproof S. D. (flameproofing compound), manufactured by Treesdale Laboratories and Textile Processing Co., Material.

CALENDAR

Restored to Docket

419-26-A—Vol. II—F.D.—130-134 West 17th street, south side, 425 ft. west of 6th avenue (Block 792, Lot 54), Borough of Manhattan, Decision re Order No. 67755 LF.

108-32-BZ—Vol. II—H.B.Bx.—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner (Block 3274, Lot 1), Borough of The Bronx, Alt. 205-54.

562-32-BZ—Vol. III—H.B.Q.—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner (Block 12637, Lot 50), St. Albans, Borough of Queens, Alt. 525-54.

426-38-SA—Vol. IV—New Arcoflame Conversion Oil Burner, Model EH (high pressure oil burner for installation in boilers or furnaces), manufactured by American Radiator and Standard Sanitary Corp., Appliance.

202-42-A—Vol. II—F.D.—89-191 Fort Greene place, east side, 140 ft. 3 in. northeast of Atlantic avenue (Block 2002, Lot 5), Borough of Brooklyn, Decision.

680-48-SM—Boca Steel Sash (reopened for amendment as to adding voluntary self-closing device), manufactured by The Bogert and Carlough Co., Material.

160-49-SM—Vol. II—Long-Flex Gas Stove Connector (reopened for test and report as to change of design), manufactured by Flexible Connector Co. of America, Material.

690-50-A—Vol. II—F.D.—35-18 Steinway street and 35-02 35th avenue, southwest corner and 35-01 38th street (3rd floor); (Block 668, Lot 9), Long Island City, Borough of Queens, Order No. P.481289.

439-52-SM—Vol. II—Gold Bond Foil-Back Fire Shield Wallboard (interior partitions), manufactured by National Gypsum Company, Material.

842-52-BZ—H.B.M.—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan, Amendment to Alt. 694-52.

211-53-SA—Speed Queen Automatic Washer (domestic type), Models A-10 and A-11 (reopened for report as to additional models and change of design), manufactured by Speed Queen Corp., Appliance.

402-53-A—Vol. II—H.B.M.—35 West 51st street, north side, 362 ft. 10 in. east of Avenue of the Americas (5th floor); (Block 1267, Lot 16), Borough of Manhattan, Amendment to Alt. 609-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
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Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	Mar.	18, 1952—Vol. 37, No. 12A
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
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Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb.	27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
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Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 25, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 25, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

Laid over from March 16, 1954, to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant.

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715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e, 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative, in conjunction with Cal. No. 714-52-BZ.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—73-75 Yellowstone boulevard and 67-02 Juno street, southeast corner; 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

Laid over from April 27th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto-servicing, lubricatorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

Laid over from April 27, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travid S. Levy and Martin G. Dechter, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement and construction of a proposed gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—458-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision without further argument.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubricatorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953 as Vol. III—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, and 31 Roff street, northwest corner and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; applicant to file corrected plans and additional statement.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application reopened October 19, 1953 as Vol. III—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision without further argument; hearing closed.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use

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district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories, and office; and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened May 26, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, showroom, for new and used cars, parts department and office, and to permit the parking and storage of cars; for a term of fifteen years.

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954 for decision and inspection; no further argument; hearing closed.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway and 169-06 to 169-07 19th avenue, northwest corner; 160-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner (Pathological and Diagnostic Laboratories, Inc., lessee).

SUBJECT—Application June 18, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; hearing closed.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

Laid over from May 4, 1954, to May 25, 1954, for inspection and decision; no further argument; hearing closed.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubritorium, car washing, storage and sale of accessories; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25, 1954, for inspection and decision; hearing closed.

44-54-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets; 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a manufacturing use district, the change in occupancy of part of first floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck Expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

Laid over from March 16, 1954 to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed;

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then to May 25, 1954, for applicant to file further revised plans and for information as to fans and the means of collecting sawdust and shavings.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

Laid over from April 20, 1954, to May 18, 1954, for inspection and decision without further argument; hearing closed; then to May 25, 1954, for decision after applicant has filed revised plans.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed.

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(h) of the zoning resolution, to permit in a residence use district for a term of ten years the change of present uses of make shop, storage and locker room, garage for more than five motor vehicles, and packing room, to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street (Block 1483, Lot 38), Borough of Manhattan.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.

SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

CALENDAR

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

904-53-BZ

APPLICANT—Leonard F. Rothkrug, for Alexander McLarnon, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing structure on first floor using more than the area permitted.

PREMISES AFFECTED—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, owner (West End Development Corp., lessee).

SUBJECT—Application April 20, 1953—(decision of the Dept. of Marine and Aviation), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a

luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier, all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 25, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 25, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

CALENDAR

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

898-53-A

APPLICANT—M. Martin Elkind, for Louis Pegno, owner (L. and J. Concrete Corp., lessee).

SUBJECT—Application December 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-03 38th street, southeast corner of Berrian boulevard (Block 813, Lot 34), Long Island City, Borough of Queens.

221-54-A

APPLICANT—Tobias Goldstone, for Aralor Corp., owner.

SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-25 32nd street, east side, 131.77 ft. north of 38th avenue (Block 374, Lot 8), Long Island City, Borough of Queens.

277-54-A

APPLICANT—Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—South side of Richmond Terrace, 1020 ft. west of Western avenue (Block 1400, Lot 1), Port Ivory, Borough of Richmond.

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application April 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements of section 102, and section 9(3) of the Multiple Dwelling Law re means of egress and dimensions of yards.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner (Block 699, Lot 30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision; then to June 2, 1954, for additional inspection and for decision; hearing previously closed.

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corp., owner (C. and C. Food stores, Lessee).

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under

sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to store (super-market).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 106 1st place (Block 459, Lots 2 and 6), Borough of Brooklyn.

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

513-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Theodora Condars, owner.

SUBJECT—Application July 2, 1953—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—103-01 to 103-23 Beach Channel drive, south side, from Beach 104th street to Seaside avenue (Block 588, Lots 11, 64 and 76), Rockaway Beach, Borough of Queens.

CALENDAR

611-53-BZ

APPLICANT—Morris Rothstein and Son, for Wesley A. Roche, owner.

SUBJECT—Application August 5, 1953—(decision of the borough superintendent) under section 9A(a) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling to a height greater than that permitted within two miles of an airport.

PREMISES AFFECTED—2515-2545 East 29th street, southeast corner of Avenue Y (Block 7445, Lots 39, 49 and 65), Borough of Brooklyn.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

120-39-BZ—Vol. II

APPLICANT—F. D. Koehler Company, Inc., owner.

SUBJECT—Application reopened May 11, 1954 re extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

143-54-SM

APPLICANT—United States Plywood Corp. (J. A. Fitzpatrick, Agent).

SUBJECT—Application February 16, 1954—Weldwood ¾ Hour Door (weldrock core).

552-53-SM

APPLICANT—Simpson Logging Company, owner (James A. Phillips, Inc., Agent).

SUBJECT—Application July 9, 1953—Simpson Acoustical Tile, FRF Finish.

583-53-SM

APPLICANT—Hamilton Manufacturing Company, owner.

SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, No. L-18VB and L-019VB.

438-52-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application May 27, 1952—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-lok System).

733-49-SM

APPLICANT—Aetna Steel Products Corp., owner.

SUBJECT—Application September 15, 1949—Aetna Hollow Steel (13/8") One and One-Half Hour Fire Door.

812-52-SM

APPLICANT—Duffy Concrete Products, Inc., Owner-Manufacturer.

SUBJECT—Application November 5, 1952—Duffon Concrete Plank (concrete plank for roof and floor construction).

733-48-SM

APPLICANT—Van-Packer Corp., owner.

SUBJECT—Application June 1, 1948—Van-Packer Flue (chimney for coal, wood gas, etc.).

CALENDAR

520-48-SM

APPLICANT—Precast Building Sections, owner.
SUBJECT—Application June 1, 1948—Precast Building Sections (masonry walls).

150-48-SA—Vol. II

APPLICANT—OverHead Heaters, Inc., owner.
SUBJECT—Application reopened as Vol. II—April 3, 1951 re Shafconaire Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater).

243-52-SA

APPLICANT—Gruenberg Electric Company, Nelson Air Device Corp., owner.
SUBJECT—Application March 24, 1952—Geco Industrial Oven (electric).

121-35-SA

APPLICANT—Timken Silent Automatic Division, Timken-Detroit Axle Company, owner.
SUBJECT—Application reopened April 29, 1952—Timken Silent Automatic Water Heater, Models 40-A and 50-B.

620-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened February 5, 1952—U.S.G. Sheathing and Samson Gypsum Sheathing.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.
SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.
SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday Morning, June 8, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed; applicant to obtain decision from Borough Superintendent as to Section 21A; then to June 8, 1954, pending decision of the Board of Estimate on new proposed revision of Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars.

CALENDAR

loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision. No further argument; hearing closed.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on un-built upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

Laid over from May 18th, 1954 to June 8, 1954, for further hearing; applicant and Park Department to file plan showing Cadman Plaza and entrance thereto.

219-54-A

APPLICANT—Edward Handelman, for The Heights Co., Inc. (formerly Clinton Building Co., owner); (Clinton Garage, Inc., lessee).

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn.

155-53-BZ

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for consideration by the Board and for decision; hearing closed; no further argument.

156-53-A

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

CALENDAR

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

CALENDAR

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.
SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).
PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).
SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.
SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.
PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.
SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).
PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot

49), Borough of The Bronx.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.
SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.
PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.
SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.
PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

842-52-BZ

APPLICANT—David Kraus, for Benmain Properties, Inc., owner.
SUBJECT—Application December 3, 1952—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change of occupancy from garage to business building (plumbing supply business, stock, salesroom, manufacturing and office).
PREMISES AFFECTED—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 8, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix (Samuel L. Kohn, lessee).
SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.
SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co. Inc., lessee (Estate of Bernard London, owner).
SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

CALENDAR

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 15, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans; then to June 15, 1954, for inspection and decision without further argument; hearing closed.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from May 18, 1954 to June 15, 1954, for inspection and decision; hearing closed.

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application April 17, 1951—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district more than one building on a lot by the erection of a two story garden development not in conformity with the area district requirements of zoning resolution as to rear guards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, L. 2(15)), Flushing, Borough of Queens.

7-5-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

CALENDAR

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the extension to existing structure of class 1 construction on 1st floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretakers apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application January 5, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

Laid over from May 18, 1954, to June 22, 1954, for inspection and decision without further argument; hearing closed.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.
OWNER OF PREMISES—Burndy Engineering Co., Inc.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.
ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for action by the Board after completion of the work involved under Cal. 148-54-BZ.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of May 11, 1954)

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f, 7i and 7j of the zoning resolution to permit in a business use district, the proposed construction of a gasoline service station with lubrication and car washing; previously denied re erection and maintenance of a gasoline service station, repair shop, auto laundry and lubritorium.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner (Block 1599, Lots 39 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure. Consideration has been given to the reasons advanced by the applicant to justify a rehearing of the application, previously denied on May 20, 1941, under Section 21 of the zoning resolution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

794-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).
SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under Section 7c of the zoning resolution, to permit in a business and residence use district, in a hotel located partly in a residence use district and partly in a business use district, the proposed extension of the restaurant use to include dancing and 3 piece band including piano (cabaret); previously granted on condition re change in use of dining area on 1st floor, from accessory use for tenants of hotel, to restaurant, bar and grill for general public use, for a term of years.

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MAY 18, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 4, 1954, were approved as printed in the Bulletin of May 11, 1954, Vol. 39, No. 19.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Opposition: Eliot H. Sharp, Dorothy J. Sharp, Ida Ettman, Bertha Bierman and Edw. Hoffman, for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for further hearing; applicant and Park Department to file plan showing Cadman Plaza and entrance thereto.

219-54-A

APPLICANT—Edward Handelman, of The Heights Co., Inc. (formerly Clinton Building Co.), owner (Clinton Garage, Inc., lessee).

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Handelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. in conjunction with Cal. 376-42-BZ, Vol. II.

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened May 19, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles on unbuilt upon portion of lot with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for decision after applicant has filed revised plans.

155-53-BZ

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 45/8 in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Ira Greenfield.

For Opposition: Agata D'Andrea, Antonette Basilico, Vincent Vitolo, Carmela D'Agata, John Compe, Jr., Guiseppina Vargas, Adelina Biondi and Mary Greco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for consideration by the Board and decision; hearing closed; no further argument.

156-53-A

APPLICANT—Maxfield Blaufeux for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 45/8 in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Ira Greenfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for consideration and decision in conjunction with Cal. No. 155-53-BZ.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

APPEARANCES—

For Applicant: John J. McGinty, David B. Ancowitz, Gilbert Ancowitz, Joan Cameron and Rachel Partnay.

For Opposition: Osborne A. McKegney, Arthur J. McBride, Frank C. Montero, Evelyn F. Orton, Harry V. Courtney, James F. Dealy, Florence A. O'Neil, Genevieve B. Stapleton, Eileen T. Dealy, Madalene Shnayer-son, Matthew Ury, Bruno Benziger and Paul Benziger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision; hearing closed.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 131st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 6, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 426-53-BZ.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

MINUTES

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road, to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Abraham Winick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8th, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Abraham Winick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 711-53-BZ.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: Stephen Reines, Mary A. Buttner, Margaret Smith, Philip Stubile and Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Moses Kooperstein, Paul Kahn, Henry A. Pollack, James Shelton, James Parris, Bernard

Chasin, Ernest Kahn, Abraham Cohen and Harold Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use, for a term of twenty years, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Everett Wuttke, Chester F. Jordan, J. E. Sullivan, C. A. Magill, Margaret O'Connell, Helen Chibowski, Helen McCord Schwarzwaelder, William Edward Pappert, C. J. Iller, Jess Giordano, Edith Wuttke, Mildred Magill, John A. Menken and Philip S. Ahrens.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of 91st avenue and Springfield boulevard.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 832-53-BZ.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer to residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: J. V. McKee and G. Lazerus.

For Opposition: P. Wolf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 10 A. M. for decision without further argument; hearing previously closed.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue, 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester, Benjamin Rubin and Joseph Ammirati.

For Opposition: Ford Kurtz, Geo. H. Bruns, William E. Groody, Walter S. Rapelje, Louis Mahler, Jr. and Henry D. Evers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision; hearing closed. Applicant to submit corrected affidavit clearly setting forth that the Romain Gardens, Inc. are the owners of the entire premises.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Vincent J. Paga.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 2, 1954, at 10 A. M. for additional inspection and for decision; hearing previously closed.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Joseph Curro and Bernard Benson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision; hearing closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one family dwelling and accessory real estate office, for a term of fifteen years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Frank C. Tortora.

For Opposition: Irving L. Gartenberg, Norman W. Kliegman, Edward G. Gratton, Elizabeth M. McGuirk, Loretta Fonzly, Jennie Radelich, Carmelo Puglin, Louis Bukowsky, Ethel McNamara, F. Lloyd Barry, Christine Soldo, Adolph J. Richards, Louise H. Bochmann, Marie Richards, Mildred Rifkin, Peter Marchelos and Hyman Rifkin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for inspection and decision; hearing closed.

868-53-BZ

APPLICANT—Robert Gottlieb, for Sachosa Realty Corp., owner.

SUBJECT—Application December 8, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution to permit in a residence use district, the erection and maintenance of a business building (store, warehouse and accessory two car garage), using more than the area permitted.

PREMISES AFFECTED—1407 York avenue, and 446 East 75th street, southwest corner (Block 1469, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice. Hearing held April 20, 1954 and laid over to May 18, 1954, for inspection and decision; hearing closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

890-48-BZ—Vol. II

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner (John Dursi Inc., lessee).

SUBJECT—Application reopened April 7, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use, B area district, the relocation of ramp to cellar, and the cutting of new opening in west wall of repair shop, giving access from Hughes avenue, (previously granted by the Board, the extension to existing one story auto show room to be used as a new parts department with a mezzanine using more than the area permitted).

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue, 2509 Belmont avenue and 2512 Hughes avenue (Block 3078, Lots 48, 54.

MINUTES

56 and 59), Borough of The Bronx.
APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution. The applicant did not file proof of service and did not appear at the hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

187-54-A

APPLICANT—Hurley and Hughes, for Johnad Realty Corp., owner.

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56, 58, and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution, in conjunction with Cal. No. 890-48-BZ, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

281-39-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Mary Laulicht and Marweil Realty Corp., owners (Samuel Banks, lessee).

SUBJECT—Application December 23, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), motor vehicle repairs and office, and to permit parking on unbuilt upon portion of plot (previously denied under section 21 and later under sections 7f and 7i).

PREMISES AFFECTED—1605-1613 Lexington avenue, southeast corner of East 102nd street (Block 1629, Lots 150, 51, 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty and Jos. B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 19, 1954 subject to regular procedure, to consider rehearing on alleged new facts; and

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lexington avenue and East 102nd street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1953 acting on N.B. Applic. 158-53, reads:

"1. Proposed occupancy as "Gasoline Service Station, Lubritorium, Auto Repair Shop, Laundry (non-automatic), Parking"—in a business use district is contrary to Article II, Section 4a, subdivisions 15, 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. 11 in. frontage by 80 ft. in depth, on which is located a parking lot for which certificate of occupancy No. 39158-51 has been filed; that it is proposed to erect a building 41 ft. front by 28 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used as an accessory building for lubritorium, car wash, motor vehicle repairs and office; that it is further proposed to install eight 550 gallon gasoline tanks, with four dispensing pumps, with two curb cuts on Lexington avenue and one on East 102nd street; and

WHEREAS, the applicant states that the existing use of the premises is for the parking of more than five motor vehicles pursuant to a certificate of occupancy filed with this application and license No. M-13464, which license expires on September 30, 1954; that the premises are located on the southeast corner of Lexington avenue and 102nd street and consist of four lots having a total area of 8,000 sq. ft., of which there is a 100 ft. frontage on Lexington avenue, the plot being 80 ft. in depth; that it is proposed to tear down the existing structure, remove the presently erected gas pumps and to regrade the plot to substantially the level of the contiguous streets, and thereafter to re-surface the lots and erect thereon a modern "Esso Servicenter"; and

WHEREAS, the applicant contends that Lexington avenue is a main two-way traffic artery, having a width of 100 ft. and extending north from 125th street to south of 23rd street; that there are practically no gas stations fronting on it, the nearest one to the north being an alcove station on the northeast corner of 119th street; that as far south as 42nd street, there are no stations at all; that the property is presently assessed for \$31,500 and the current use for parking at the rates allowed by the license department does not produce sufficient revenue to meet expenses; that although there are two gas pumps on the premises at the moment, they are not in use and have not been in use for quite some time; that they are the property of the Gulf oil company and as soon as this application has been determined, this company proposes to remove these pumps; that the two gas tanks on the premises are also the property of the Gulf oil company, but if the variance is granted these tanks will remain; and

WHEREAS, the applicant further contends that this property is located in a business use district and is surrounded to a large extent by old law tenements; that since the original application was denied on June 7, 1939 the area has greatly deteriorated; that not only is a modern gas station a necessity to traffic traversing this area, but it would also be a helpful safety factor in the neighborhood; that there are no housing developments nearby, and since this application is for temporary use, the existence of a gas station in this area would not prevent a favorable development of surrounding properties; that the lessee in the premises is a war veteran and is trying to establish himself and make his livelihood in this manner, but as previously stated, the parking facilities do not produce sufficient return; and

WHEREAS, the applicant states that the parking sign on the small parking lot office is non-illuminated and is attached to building and no permit is required; that General Outdoor company billboards to the east, in the rear of lot, are attached to adjoining building on the east (lot No. 50) and are rented from the owner; that this has no connection with the instant proposal; that Esso Standard oil company has entered into an agreement to supply the product and to provide mortgage loan; that existing pumps and tanks are not in use and are illegal; and

WHEREAS, the applicant states that the owner has held title to the property since August 29, 1946 for lots 51 and

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151 and from June 25, 1952 for lots 52 and 53, and further states the assessed valuation of land is \$31,500, with no buildings on plot, making a total of \$31,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received December 23, 1953" (3 sheets) and "February 25, 1954" (1 sheet), *on condition* that all uses on the premises whether lawfully installed or not and all buildings shall be removed from the premises and the premises shall be leveled substantially to the grade of Lexington avenue; that any retaining wall required along 102nd street and the rear due to grade shall be constructed by this owner; that the premises shall be arranged and constructed substantially as proposed on plans cited above; that the accessory building shall have no cellar and shall be constructed of approved masonry and may be stuccoed on all exterior sides and in all other respects shall comply with the requirements of the Building Code and shall be arranged for accessory uses as indicated; that the toilet rooms shall be further separated than as shown; that pumps shall be of an approved low type erected not nearer than 15 ft. to the street building line of Lexington avenue; that on the south and east lot lines there shall be erected a masonry wall where walls of adjoining buildings do not exist, not less than 5 ft. 6 in. in height; that a similar wall shall be erected on the East 102nd street building line for a distance of approximately 35 feet; that the number of storage tanks shall be limited to eight 550 gallon tanks except that the two unlawfully installed existing tanks shown on plans of existing conditions may also be used if approved by the fire commissioner; that the balance of the premises not built upon shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two to Lexington avenue, each not over 30 ft. in width and one where shown to East 102nd street not over 25 ft. in width; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof, ground, wall and temporary signs, but permitting the erection within the building line at the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that under section 7i, for a similar term, there may be repairing done within the accessory building, with hand tools only and only for minor adjustments; and under section 7f for a similar term there may be permitted the parking and storage of vehicles awaiting service and for general parking, providing same does not interfere with the facilities of the gasoline service station; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within the requirements of section 22A of the zoning resolution.

7-49-BZ

APPLICANT—Henry G. Harris, for R. Nichols Voorhis, et al., owners.

SUBJECT—Application reopened April 27, 1954 for consideration as to extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on May 17, 1949 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan; and

WHEREAS, the term of variance was extended on July 3, 1951; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on July 3, 1953; and

WHEREAS, this application was reopened on April 27, 1954 and set for hearing on May 18, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1954, acting on amendment to Alt. Applic. 2354-48, reads:

"1. Your application calling for a parking lot for more than 5 motor vehicles at the above premises, is denied because said premises are located within a residence district and the use requested is contrary to Sec. 3 Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (As passed upon by the Borough Superintendent under Alt. Applic. 2354-48, objection dated April 20, 1954)

676-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sam Rosenberg, owner.

SUBJECT—Application, December 7, 1953, reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert
and Keating Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, and restored to docket for rehearing, in accordance with order of the court; and

WHEREAS, a prior application was denied by the Board and the decision was upheld by the Court; that upon later application to the Court, the Court rescinded its order, upholding the Board's decision and referred the matter to the Board for further hearing; and

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 160th street are in residence and local retail use, D and G-1 area, class 1 height districts; Union turnpike is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 13, 1954 acting on N.B. Applic. 5035-51, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor autor repairs, car washing, office, storage and parking of cars waiting to be serviced on a lot which is partly in a residence use district and partly in a local retail use district is contrary to Art. 2, Sec. 3 and Sec. 4-c of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 123.34 ft. and 120.20 ft. frontage by 111.67 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon storage tanks and four dispensing pumps; that the contemplated accessory building will have a frontage of 75 ft. and a depth of 32 ft., one story in height, of class 3 construction and will contain the conjunctive uses of car washing, lubritorium, minor auto repairs, office and storage; that a portion of the site will be reserved for parking and storage of cars awaiting service; and

WHEREAS, the applicant contends that although part of the plot is in a residence zone, the proposed gas station will be confined to the local retail district and the rear part of the plot, in the residence zone, will be used for conforming uses only and there will thus be a substantial buffer area between the proposed gas station and any residences; that the building will be colonial in design with a peaked roof and will be entirely in accord with the present architectural development; that Union turnpike is a heavily trafficked auto lane and at this point is a divided thoroughfare with a large mall in the center; that there is a distinct need for a gas station at the subject premises, which are located on the southerly side of Union turnpike; that there are sufficient stores now in use to take care of the entire area and therefore it would not be economically feasible to erect additional stores; that the site is adjoined to the west on lot No. 28, block No. 6854, by a fire house, which precludes the use of the plot for anything but a gas station or a non-conforming use; that the present gas station within the affected area in block 6831, lot No. 1, is a non-conforming use and Union turnpike, because of these conditions, is entirely adaptable to the proposed gas station; that the gas station will be in complete harmony with the affected area and public health, safety and general welfare will not be affected; and

WHEREAS, the applicant states that as of July 25, 1916 the part of the property within 100 ft. of Union turnpike was zoned as a business district and the remainder was in a residence district; that the entire property was then zoned as a D area district; that the present use and area designa-

tions were established on September 18th, 1947 and February 7, 1949, respectively; and

WHEREAS, the applicant states the owner has held title to the property since April 19, 1950 and further states that the assessed valuation of land is \$6,560 and is vacant, so that the total assessment is \$6,560; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which studied the conditions in the area and recommended that the application be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 5035/51, Objection 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

722-52-BZ—Vol. II

APPLICANT—Herman Kron, for 146 Center Street Corp., owner.

SUBJECT—Application November 4, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, motor vehicle repair shop, parking lot, parking center and lunch wagon, to include gasoline service station, motor vehicle repair shop, storage garage for more than five motor vehicles and lunch wagon.

PREMISES AFFECTED—96-98 Baxter street, southeast corner of Center street and 125 Walker street (Block 198, Lots 5, 8, 10, 11 and 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 24, 1953 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the districts maps accompanying the zoning resolution show that the site, Center street and Walker street are in a business use, B area, class 2 height district; Baxter street is in retail and business use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 13, 1953 acting on amendment to N.B. Applic. 109-52, reads:

"23. Proposed storage garage, auto repair shop and gasoline service station is contrary to Art. II, Sec. 4(15), (29) and (46) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 191.6 ft. frontage by 128.10 ft. and 100 ft. in depth, irregular, on which is located a parking center, lunch wagon, motor vehicle repairs, gasoline service station and parking lot; that it is proposed to demolish present metal building on the Center street side, except for the lunch wagon, which is to remain, and to erect a building facing Walker street which shall house the present motor vehicle repair shop, office and toilet facilities, and to add additional pump and gasoline tanks; that on the Baxter street side, it is proposed to add a second floor with a roof parking deck with the necessary ramps connecting such floors; and

WHEREAS, the applicant further states that on January

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13, 1953, under Cal. No. 722-52-BZ, the Board approved the erection of a parking center at the corner of Baxter and Walker streets; that the 146 Center street corporation is also the owner of a plot of ground located at the corner of Walker and Center streets; that at the present time on this lot there are several metal buildings, a lunch wagon and gasoline service station, and parking and storage for more than five motor vehicles; that certificates of occupancy were issued for gasoline service station and parking lot facing Center street; that certificate of occupancy No. 35777, dated June 20, 1949, was issued for motor vehicle repair shop for 148 Center street; that Fire department permit No. CM-42244, dated October 4, 1952 was issued for motor vehicle repair shop covering 115 Walker street; that new fire department permit was issued January 13, 1953; that all these uses are now being conducted in accordance with the law; and

WHEREAS, the applicant contends that this building, which is going to be used as a parking center for pleasure cars only, shall be of the open type, with the parapet walls not less than 5 ft. in height and to have all lot line walls of solid brick; that the exterior will be furnished in a buff front brick and will have, on the 1st floor, two pumps with two gas tanks; that gas will be sold to parking customers only and will not be used as an oil selling station; and

WHEREAS, the applicant states that in June 1952 the use district was changed from unrestricted to business and there has been no change in height and area; and

WHEREAS, the applicant states that the owner has held title to lots 8, 10, 11 and 12 since August 15, 1952 and to lot 5 since April 26, 1940, and further states the assessed valuation of land is \$41,500 and of buildings \$80,000, making a total of \$121,500; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 13, 1953, by adding thereto:

"that in the event the owner desires to rearrange the premises and construct an extension of the garage thereon, as indicated on plans filed with this application, marked 'Received November 4, 1953' (1 sheet), 'November 20, 1953' (2 sheets) and 'March 31, 1954' (5 sheets), and also to include adjoining lot, No. 5, now occupied as a gasoline service station, and to arrange the entire premises including such premises as indicated on plans cited above and include the continuance of the lunch-wagon, such extension of use including parking may be permitted under section 7f within the term specified and as permitted under resolution adopted by the Board on January 13, 1953; and under section 7i, to include minor repairing with hand tools only, as proposed, on condition that none of such uses shall extend to any adjoining lot or lots and if presently existing such use shall be terminated; that on all interior lot lines where walls of proposed structure will not occur or do not exist there shall be erected a masonry wall to a height of not less than 5 ft. 6 in., properly coped; that gasoline tanks shall be limited to six 550 gallon tanks; that gasoline pumps shall be erected not nearer than 15 ft. to the street building line; that no pump shall be erected nearer than 10 ft. to any existing or proposed building; that all existing buildings on the premises of existing gasoline station shall be removed and the plot shall be reconstructed and arranged as indicated on such plans; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the premises where not proposed to be built upon shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to those shown on plans and of the width shown; that sidewalks and curbing around the premises shall be repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the garage, and attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting

the erection of a post standard at the corner of Center and Walker streets advertising only the brand of gasoline on sale, permitting such sign to extend for a distance of not over 4 feet beyond the building line; that at such intersection there shall be erected a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 ft. along each building line from the intersection; that a sign on the lunch-wagon shall be as permitted for such use within a business use district; that in all other respects, the buildings and occupancy shall comply with all laws and rules applicable thereto, including the requirements of resolution adopted on January 13, 1953, where not inconsistent with this amended resolution; and that complete working drawings shall be submitted for further consideration and additional conditions to be imposed by the Board within two (2) months from the date of this resolution and after approval thereof, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

710-53-BZ

APPLICANT—Burke, Morrison and Groh, for Edor Holding Corp., owner.

SUBJECT—Application October 2, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection of more than one building on a lot, using more than the area permitted.

PREMISES AFFECTED—178-16 104th avenue, southwest corner of 180th street (Block 10332, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Jack Dorf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleibert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and consideration of the proposed revised plan showing residence area; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, D area, class 1 height district; 180th street is in residence and unrestricted use, D area, class 1 height districts; 104th avenue is in retail and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1953 acting on Alt. Applic. 1676-53, reads:

"1. The erection of two structures on the same lot is contrary to Art. I Subsection 1(v) of the Zoning Resolution.

2. The occupancy of more than 70% of the lot in a "D" district is contrary to Art. IV, Sec. 14, Subsection (c) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.69 ft. frontage by 461.90 ft. in depth, irregular; that there are two existing buildings on the plot at the present time, one of which is 150 ft. by 97 ft. for which there is certificate of occupancy No. Q46705 dated May 7, 1948; that the other building is 60 ft. by 97 ft. having certificate of occupancy No. Q47548, issued June 23, 1948; that this property was originally in tax lots 6, 15 and 19, but for the purposes of this case a reapportionment was made placing

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the entire block front in one tax lot, namely lot 6; that it is proposed to extend an existing building with a newly constructed building 159.6 ft. in width and 99 ft. in depth, which will cover the now vacant portion of said block; that the present buildings are used for factory, warehouse and office dealing in metal manufactured products; that it is necessary that they expand their space and the Board is requested to permit a variance of a D area district so as to permit the proposed building to occupy more space than is allowable under the present area designation; and

WHEREAS, the applicant contends that the property is faced on the north by another warehouse and on the east by a lumber yard; that it would be not only impractical but out of uniformity of the existing buildings for the owner to construct an additional building adhering to the present area designations; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the extension proposed should be permitted as primarily an extension of the building now on the lot; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit as to objections 1 and 2 the extension of area substantially as proposed and as indicated on plans filed with this application, marked "Received October 2, 1953" (1 sheet) and "February 26, 1954" (8 sheets), as revised by plans marked "Received May 14, 1954" (5 sheets) *on condition* that the building shall not occupy an area other than as shown on revised plans marked "Received May 14, 1954" and shall not exceed one story in height, as proposed, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the rear yard behind the building and other open spaces shall be properly paved; that if no fences exist on the adjoining rear and side lot lines, substantial fences shall be constructed and maintained; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

717-53-BZ

APPLICANT—Lama, Proskauer and Prober, for E.I.G. Corp., owner.

SUBJECT—Application October 7, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—320 East 35th street, south side, 300 ft. east of 2nd avenue (Block 940, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 35th street is in residence, retail

and business use, B area, class 1½ height districts; 2nd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1953 acting on Alt. Applic. 1529-53, reads:

"1. The parking and storage of motor vehicles, located in a residence use district, is contrary to Art. II, Para. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in a business use district and was changed to its present use designation on November 18, 1952; and

WHEREAS, the applicant contends that the parking situation in the entire city is acute and in this area in particular, and the proposal will help alleviate this situation; that East 35th street at this point is poorly developed and it would be unfeasible to use the site for residence purposes at this time; that the site is close to the Midtown Tunnel entrance, which renders it undesirable for residence use and highly proper for parking of motor vehicles; that although East 35th street is in a residence zone, it has not developed as a residence street as there are many non-conforming uses within the affected area as follows: block 940, lots 46, 44, 16, 20 and 21 contains stores; lot 41, garage; lot 38, loft building; lot 16, loft building and lot 17, lofts and store; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1529-53, Objection 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application November 2, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th street, west side, 100 ft. north of 37th avenue (Block 1198, Lot 54), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Alfred A. Lama.

For Opposition: Mary Durniak, Nilde Saliter, Guorun Wirell and Julia S. Page.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; hearing closed; then to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 37th avenue are in a residence use, B area, class 1½ height district; 60th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1953 acting on Alt. Applic. 2193-53, reads:

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"1. The use of the premises for parking and storage of more than five new and used cars in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. frontage by 100 ft. in depth, presently vacant; that violation No. 140-53 was issued for illegal parking and storing; that as of July 25, 1916 the site was located in an unrestricted use district and was changed to its present use designation on December 18, 1925; and

WHEREAS, the applicant further states that this use was installed without a permit and no certificate of occupancy has been issued; that the request for a temporary period to continue the present use of parking and storage of motor vehicles forms the basis of this appeal; and

WHEREAS, the applicant contends that the parking and storage of motor vehicles will be used in conjunction with the motor vehicle repair shop adjoining on Lot Nos. 1 and 7, which is under the same ownership and within which buildings new and used cars are conditioned and repaired for sale by the automobile agency operating the repair shop and an automobile showroom located at 5725 Roosevelt avenue, Long Island City; that only cars dealt in by the Long Island Motors, Inc., 59-15 37th avenue, Woodside, New York, are conditioned in these buildings; that the proposed parking and storage of cars on the site in question will be for cars waiting to be serviced in the buildings and no servicing of any sort will be performed; that the site is adjoined to the west in lots 16, 17 and 19 by the rear walls of garages on said lots and to the south by the unpierced wall of the building on lot No. 1; that a woven wire fence 2 ft. distant to the northerly lot line will be maintained at all times, said fence being 6 ft. high; that a 6 ft. high woven wire fence will be maintained on the 60th street building line and will contain two 6 ft. wide gates; that within the affected area, Block 1198, lot 1, is developed with a motor vehicle repair shop; block 1215, lot 43—factory; block 1214, lots 52, 54, 55, 56, 58, 59, 61, 63, 65 and 66 are being developed with a factory, now under construction; that although the immediate area, including the site, is in a residence zone, the residential aspect has been lost and the proposal is entirely in keeping at this point; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises to be occupied as proposed for the parking of motor vehicles dealt in by the agency occupying the adjoining building on lots 1 and 7, *on condition* that the premises shall be leveled and surfaced with clean gravel, steam cinders and treated with a binder; that on the street building line the existing fence shall be maintained and the existing gate removed and replaced with a fence of similar construction; that the existing curb cut opposite such gate shall be removed and the curb restored; that the entrance to the plot shall be solely from the adjoining building on lot 1 as permitted this day under amendment to resolution adopted under Cal. 323-49-BZ; that during the term of this variance the premises shall be used for no other use and no other buildings shall be erected thereon; and no sign shall be displayed; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

323-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Long Island Motors, Inc., and Pauline Kurfust, owners (Long Island Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars, using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of an existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars using more than the area permitted, was granted by the Board on September 27, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 17, 1950; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, and to effectuate the use of the adjoining premises to the north, which are the subject of a resolution adopted this day under Cal. 780-53-BZ, by permitting the construction, within the rear wall of such garage, of a door not over 10 ft. wide and 8 ft. high for access to such lot #54; that such opening shall be protected with proper guards at the jambs and shall have an approved fireproof door or rolling shutter. (Alt. App. 458/49.)

781-53-BZ

APPLICANT—Maxfield Blaubeux, for Florbaum Realty Corp., owner.

SUBJECT—Application November 4, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing and proposed extension (under construction), using more than the area permitted.

PREMISES AFFECTED—1824-1836 Atlantic avenue, south side, 225 ft. east of Utica avenue and 1817-1839 Pacific street (Block 1337, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing use, C

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area, class 1 height district; Atlantic avenue and Utica avenue are in manufacturing and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1953 acting on amendment to Alt. Applic. 3041-53, reads:

"3. Proposed area of building, in a "C" area zone, exceeds permitted coverage and is in violation of Article IV, P. 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 300 ft. and 200 ft. frontage by 200 ft. in depth, irregular, on which is located a building 75 ft. by 200 ft., one story, 17 ft. 3 in. in height, of class 3 construction, used as a knitting mill and factory, for which certificate of occupancy No. 135913-53 has been filed; that there is also being constructed an extension, one story in height, 75 ft. front by 200 ft. in depth; that it is proposed to erect an additional extension 150 ft. front by 200 ft. in depth, irregular, one story, 17 ft. 3 in. in height, of class 3 construction, to be used as a knitting mill and factory; and

WHEREAS, the applicant contends that the existing structure on premises, a one story, class 3, non-fireproof building, was erected under N.B. Applic. 1134-52 and for which certificate of occupancy No. 135913 was issued for knitting mill and factory; that it has an area of 15,000 sq. ft., 75 ft. by 200 ft., and in 1953 plans were filed and approved under Alt. Applic. 3041-53 to extend the present building an additional 15,000 sq. ft., 75 ft. by 200 ft.; that this extension is now under construction and when completed the total area occupied for building and extension will be 30,000 sq. ft. or the allowable 60% coverage for a lot in a C area district; that the area of the lot is 50,000 sq. ft.; that it is the intention of the owner to extend the building further for an additional 20,000 sq. ft. so that the entire lot will be fully occupied; that this new extension will have a legal occupancy and use permitted in a manufacturing use district and will be erected of class 1, fireproof construction and will have fireproof, self-closing doors in opening, separating the proposed portion and the portion which is now under construction; that since the premises adjoins on the west lot line a one story brick live poultry market and a plumbing and heating supply building, and on the east lot line with a one story brick factory and two story frame dwelling with no windows on the lot line, it is to be noted that the proposed extension will not obstruct light and ventilation for adjoining premises; that premises on lots 33, 34, 35, 36, 37 and 38, consisting of two story frame dwellings, also abut the lot line parallel with Atlantic avenue and Pacific street, have sufficient rear yards and their light and ventilation will not be obstructed, and upon observing the condition of these buildings, they will in all probability be demolished in the near future; that the entire surrounding district is typical of an industrial neighborhood, and this accounts for the reason that a poultry market, factories, garages, auto wreckers, lumber yard, etc., are prevalent in the vicinity; that the owner contends that by erecting the aforementioned extension he will remove from his lot the unsightly lumber storage yard and that it will improve the appearance of the particular street on which his premises front; that loading berths will comply with section 19A of the zoning resolution; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which recommended that the application be granted to permit the extension in area of the existing building as proposed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the extension of the building as proposed and

as indicated on plans filed with this application, marked "Received November 4, 1953" (5 sheets) and "January 22, 1954" (1 sheet), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

850-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Litt Realty Corp. and Maxwell Balsam, owners.

SUBJECT—Application November 30, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the demolition of existing lumber yard and the erection and maintenance, for a period of twenty years, of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—556-566 New Lots avenue and 631-641 Van Siclen avenue, southeast corner (Block 4305, Lots 1 and 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Herbstman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed; then to May 18, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, New Lots avenue and Van Siclen avenue are in a business use, C and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1953, acting on N.B. Applic. 1230-53, reads.

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, office & sales, parking, storage of motor vehicles within a business use district, is contrary to Art. 2, Sec. 4a-29 & 4a-46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 107 ft. 4¾ in. and 100 ft. frontage by 108 ft. 4¾ in. in depth, irregular, presently used as a lumber yard, erected under B.N. No. 146-1941 and certificate of occupancy was issued for this use; that the lumber yard consists of a frame shed 8 ft. by 100 ft. and another frame shed 20 ft. by approximately 86 ft. used for the storage of lumber, and a concrete block office 12 ft. by 14 ft.; that these buildings and the lumber yard use are to be removed; that it is proposed to erect a modern gasoline service station consisting of eight 550-gallon storage tanks and six dispensing pumps; that the contemplated accessory building will have a frontage of 58 ft., a depth of 28 ft. and will be of class 3 construction; that the accessory building will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office and sales; that a part of the premises will be reserved for the open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the accessory building will be highly modern in design and thereby enhance the appearance of the community; that the proposed parking and

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storage of motor vehicles on the site will eliminate any parking problem due to the nature of this business and will also help alleviate the parking problem at this point; that the entire affected area is highly built up and requires the services of the proposed gas station, which will be erected and maintained in a highly efficient manner with the most modern equipment provided for service; that the land is high in assessed value and it is mandatory that it be developed as proposed so that the owner may receive an equitable return on his investment and continue to pay city taxes; that the site is now developed with a non-conforming use and its replacement with a highly modern gas station in lieu of the present sheds will be an improvement to the affected area; that the site is adjoined at the rear in lot No. 12 by a stable and diagonally opposite the site is faced by a gas station in block 4088, lot 41; that these facts show that the proposal will be entirely in keeping at this point; that there are sufficient stores now in the affected area for public requirements; that New Lots avenue is a highly traversed auto lane; that although the site is subject to restrictive covenants, these restrictions do not prohibit a gas station and the Title Guarantee and Trust company have agreed to issue a title policy which would insure that the erection and maintenance of a modern gas and service station on the premises would not be enjoined, and after completion of same may remain undisturbed; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received November 30, 1953" (4 sheets), *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of the abutting streets, arranged and constructed as indicated on such plans; that the accessory building shall have no cellar and shall comply in all respects with the requirements of the Building Code and all exterior walls shall be of brick as proposed and shown; that such building shall be arranged as indicated on such plans for the usual accessory uses, except that the toilets shall be rearranged so as not to be adjacent; that there shall be erected on the interior lot lines to the east and south a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that curb cuts shall be restricted to two to New Lots avenue, each not over 30 feet in width and two of similar width to Van Sicken avenue, with no curb cut nearer than 5 feet to the street building lines as prolonged; that at the intersection there shall be a block of concrete not less than 12 in. in height, extending for 5 feet along each building line; that the number of gasoline storage tanks shall be restricted to eight 550 gallon tanks; that pumps may be located where shown except they shall be not less than 15 feet from the street building line and shall be of a low approved type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard, supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the balance of the premises where not built upon shall be paved with concrete or asphaltic paving; that under section 7i for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under section 7f there may be parking for a similar term for cars awaiting

service and for general parking or storage, provided such parking does not interfere with the facilities of the gasoline service station; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

876-53-BZ

APPLICANT—Samuel Carr, for Rudolph Bruer, Jr., owner.

SUBJECT—Application December 10, 1953 (decision of the borough superintendent), under sections 7c, 7e and 7h of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-04 Broadway, southeast corner of 46th street (Block 722, Lot 35), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr and Rudolph Bruer, Jr.

For Opposition: Mal M. Mordochay and Vito Daddato.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a restricted retail use, B area, class 1½ height district; 46th street is in restricted retail and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1953 acting on N.B. Applic. 4686-53 and superseded by N.B. Applic. 4686-53 dated February 4, 1954, reads:

"1. Proposed gasoline and service station, lubritorium, car wash, sales of accessories & office, Parking of Motor Vehicles waiting to be serviced and motor vehicle repair located in a restricted retail district is contrary to Art. 2, Sec. 4-B of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a one story brick structure, of class 3 construction, with concrete foundation, supporting masonry walls, street fronts faced with face brick, remainder walls of smooth cinder concrete blocks, frame roof and roofers and composition roofing; that this structure will contain two bays as spaces for lubritorium and washing of autos, and the balance will be subdivided in sales space, merchandise display and office; that there will be a separate space to house the compressor and heating unit, and provision will be made for toilets and rest rooms, which will be directly accessible by pathway outside of the structure; that there will be two separate concrete islands for two pumps each and three curb cuts, accessory signs, flood and light poles for exterior illumination and provision for interior electric illumination; that standard grading and paving of plot are included, leaving some room for cars waiting to be serviced; that there will be ten 550-gallon gas tanks buried beneath surface with one waste oil tank and one fuel oil tank, all for storage and sale of gasoline, merchandising of accessory products, providing and maintaining gas service station; and

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WHEREAS, the applicant states that immediately east and south of this corner plot are two 2-story frame dwellings, each with one story accessory garages; that the zoning was changed from business to restricted retail on May 26, 1949; that immediately to the east, only three blocks away, beginning on the west side of 49th street, running east for eight blocks on 34th avenue, which is parallel to Broadway and bounds the block on which the subject site is located, and continues as Northern boulevard on the south, is an unrestricted area as of today, except for a change since May 26, 1949, from the west side of 49th street, east for three blocks, to manufacturing; and

WHEREAS, the applicant contends that this manufacturing and unrestricted area is so close to subject property that its influence is reflected in retardation of such improvement in the immediate vicinity of subject site, as its zoning use would permit; that the zoning of the instant site evidently has proved an error in proper use protection; that this property has been in present or successor ownership for a continuous period of 24 years and it represents capital investment, including taxes and carrying charges, of more than \$40,000, a sum which is about $2\frac{1}{2}$ times the present assessed valuation; that the immediate neighborhood shows negligible improvement; that only one new building on Broadway, between 47th and 48th streets, was built five years ago, and north along 46th street, about 370 ft. away, a new three story brick dwelling was erected one year ago; that other than these, there has been no new business, retail or otherwise, and no new residential structures in many years; that this critical area is virtually stagnant and there are still many unimproved or vacant lots here; that recently there have been inquiries and prospects for such improvement as is contemplated; that as of now, there is one gas station on a 25 ft. plot at 38th street to the west and one 25 ft. plot at 42nd street to the west, both built about 25 years ago; that Broadway has become a busy through traffic thoroughfare and an addition of this small station, such as is proposed, would render for the motoring public, as well as for the immediate neighborhood, a much needed service; that there is no demand for additional store requirements nor for any other permissible zone use in this area in the foreseeable future; that strict compliance with the zoning resolution will continue to cause undue hardship to the owner and, financially, he would be unable to recover his investment or obtain an equitable return on this investment; and

WHEREAS, the applicant states that the owner has held title to the property since February 14, 1944 for east 25 ft. of plot, and since May 27, 1946 for west 25 ft. of plot, and further states the assessed valuation of land is \$17,000, and there are no buildings, for a total of \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which after careful consideration recommended that the application should not be granted; and

WHEREAS, the plot is not vacant as claimed but has a building used by an auto school reported to yield a rental of about \$50.00 a month to the owner; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions c, e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4686/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

887-53-BZ

APPLICANT—Latham C. Squire, for Scandinavian Airlines Systems, Inc., owner.

SUBJECT—Application December 15, 1953 (decision of the borough superintendent), under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building, with off-street parking in the residence use

portion of plot and with a business entrance in residence use district.

PREMISES AFFECTED—138-02 Queens boulevard, southeast corner of Van Wyck expressway (Block 9648, Lots 1 and 36), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Latham C. Squire, James Felt and Walter Mitoni.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence and business use, D area, class 1 height district; Queens boulevard is in a business use, D area, class 1 height district; Van Wyck expressway is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1953, acting on N.B. Applic. 4439-53 reads:

"1. Proposed business building located partly in a residence use district is contrary to Art. 2, Sec. 3 of the zoning resolution.

2. Proposed off-street parking on the residence portion of the plot is contrary to Art. 2, Sec. 3 of the zoning resolution.

3. Proposed curb cuts on the residence use street is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the decision of the borough superintendent dated February 18, 1954, acting on N.B. Applic. 4439-53 reads:

"1. Amendment filed Feb. 5, 1954 does not change objections #1, 2 and 3 originally issued Nov. 17, 1953."

and

WHEREAS, the applicant states that the premises consist of a plot, 207.67 ft. frontage by 165 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 75 ft. by 150 ft. in depth, four stories, 48 ft. in height, of class 2 construction, to be used as an administration building for an airline (Scandinavian Airlines); and

WHEREAS, the applicant contends that the site, situated at the southeast corner of Queens boulevard and Van Wyck expressway, was chosen as a result of many months of intensive search for an adequate, easily accessible location midway between the two large airports, and is the only site found to be at all satisfactory for the purposes intended; that in the immediate vicinity of the site, most of the land bordering Queens boulevard is vacant, except for some one-story stores, three motor vehicle repair shops and a gasoline filling station; that immediately east of the site is a large commercial off-street parking lot; that the site itself is presently used as a parking lot; that the curved street bordering the site on the west and south is now technically known as a service street for Van Wyck expressway; that previously it was 138th street, then Sussman avenue; that it is a two-way street, not expected to carry a great amount of expressway traffic; that this street serves two purposes—as a local street and to provide an easy route for drivers coming north on the Expressway to reach Main street or to proceed westerly on Queens boulevard; that this can also be accomplished by turning right on 86th avenue and then left on Queens boulevard; that as a result of land taking for the southerly extension of Main street and the development of Van Wyck expressway, the westerly portion of the site has been whittled down almost to a point and consequently only a small triangular portion

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still remains in a residence use district; that the site at present is being used entirely as a commercial off-street parking lot; that it is a corner lot, has an area of 24,000 sq. ft. and is in a D area district; 5,000 sq. ft. at 70%, 3,500 sq. ft.; 19,000 sq. ft. at 55%, 10,450 sq. ft.; permitted coverage is 13,950 sq. ft. or 58%; coverage of building, 9,815 sq. ft. or 41%; that the building will cover 17% less than permitted; that the parking area at the rear of the building and on its south side will accommodate about 27 cars; and

WHEREAS, the applicant further contends that the building as proposed is oriented so that its axis coincides with that of the plot; that this makes the rear line of the building parallel with the rear lot line, thus providing sufficient aisle for the safe maneuvering of cars in the parking area; that this orientation results in an encroachment of the southerly rear corner of the building a distance of 8 ft. into the residence use portion of the site; that the horizontal area and shape of the building has been carefully determined to comply with minimum requirements for efficient operation, not only of the building but of the parking area as well; that any reduction in the horizontal coverage of the building would mean considerable sacrifice in operating efficiency; that exhibit 3, submitted with this application, shows the same building so oriented that its northerly side lies parallel to the street line of Queens boulevard and leaving a small space for landscaping; that this orientation would not require any portion of the building to overlap the business use portion of the site; that if this awkward orientation of the building were used, the rear wall would be no longer parallel with the rear lot line and this would ruin the efficiency of the accessory parking area; that instead of a clear, wide aisle for the full length of the area, the corner of the building would jut dangerously into the aisle; that the proper and logical orientation of the building is along the axis of the plot so that its featured facade can readily be seen from the westerly approach on Queens boulevard and the northerly approach from Main street; that to be forced to place the building so that it starts into a 25 ft. open cut would be wasteful and illogical; that the construction of this new building will undoubtedly raise the standard of future development in this presently undeveloped neighborhood; and

WHEREAS, the applicant further contends that because of the whittling away of the westerly end of this block to make way for public improvements, the remaining residence use portion of the site consists of about 5,000 sq. ft. in the form of a long, narrow triangle which could not reasonably be used for a conforming use; that in addition, the noise and confusion of Van Wyck expressway would also discourage the construction of a conforming use, and it is felt that it would be an unnecessary hardship to be required to do so; that the hardship claimed is unique and peculiar to this parcel of land and does not affect the vicinity generally; that the granting of this variance will not adversely affect the surrounding neighborhood which is now in its formative state; that the construction of this building will improve the neighborhood considerably; that on the southerly side where one corner of the building is proposed to project 8 ft. into the residence use, there probably is no house for a quarter of a mile; that adjacent to the site on the east is a parking lot and a repair garage; and

WHEREAS, the applicant further contends that the great amount of automotive traffic on Queens boulevard and the necessity of keeping the service street clear of parked cars makes off-street parking facilities on the site absolutely essential; that it is planned to park about 16 cars on the residence portion of the site because that portion of the available parking area lying within the business district is not sufficiently large either to accommodate the required number of cars to provide proper ingress, egress and maneuvering area; that as this entire parking area is for use only by tenants of and visitors to the building, and as no fee is to be charged, it is felt that changing from the present commercial parking lot to the proposed use would be a decided improvement in character; that it is also requested that two curb cuts, each 25 ft. wide, be permitted, giving access to the service street in order that the on-site parking facilities

may be operated safely and efficiently; that there is a probability that in the not far distant future conditions may require an increase in the height of the administration building to six stories from the presently planned four story height, to provide room for expansion; that as the building occupies only 41% of the entire plot and as there are no buildings in the immediate vicinity, it is felt that this added height will in no way be detrimental to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1953 and that the assessed valuation of land is \$59,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit the extension of the building as proposed into the more restricted area as indicated on plans filed with this application marked "Received December 15, 1953," 8 sheets, and "February 24, 1954," 1 sheet, and to permit the entrance to the residence district from the service road of Van Wyck Expressway, as proposed and shown, with curb cuts as indicated from the Van Wyck service road and from Queens boulevard for the purpose of off-street loading and for the parking of cars in connection with the use of the building, provided that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

890-53-BZ

APPLICANT—Henry George Greene, for Anna Klores, owner.

SUBJECT—Application December 16, 1953 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking lot for more than five motor vehicles.

PREMISES AFFECTED—630-634 East 13th street, south side, 233 ft. west of Avenue C and 629-631 East 12th Street, (Block 395, Lots 21, 22, 23, 46 and 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 13th street and East 12th street arc in residence and local retail use, B area, class 1½ height districts; Avenue C is in a local retail and manufacturing use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1953 acting on Alt. Applic. 1759-53, reads:

"1. The increase in area of an existing parking lot for more than five motor vehicles, located in a Residence use District, constitutes an extension of a non-conforming

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use and is therefore contrary to Art. II, p. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 66 ft. and 50 ft. frontage by 206 ft. 6 in. in depth, irregular, for which certificate of occupancy No. 29301-42 has been issued for parking for more than five motor vehicles for lots 21, 22 and 23, and is on file; that it is proposed to extend the existing parking and storage of motor vehicles to include lots 46 and 47; and

WHEREAS, the applicant contends that the existing plot now used for parking on East 13th street was originally zoned as unrestricted and the extended area proposed to be used for additional parking facilities was originally zoned for business; that both areas were changed to residence use on November 29, 1945; that the East 13th street plot has been used as a parking lot since August 28, 1952; that there has been a great demand in the area for parking and the extension of the parking use into the additional area would help relieve the need for parking space; that the existing entrance on East 13th street would be maintained, but no openings would be made in the proposed fence on East 12th street so that ingress and egress would be restricted to the East 13th street side; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1952; that the assessed valuation of land is \$45,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which understands there is now in existence a certificate of occupancy for the three lots on 13th street and this application is to extend the parking use to two additional lots on 12th street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the parking use already lawfully permitted on the plots facing on East 13th street, as stated and as shown on plans filed with this application marked "Received December 16, 1953" (2 sheets), *on condition* that such adjoining premises on East 12th street now proposed to be added shall be levelled substantially to the grade of East 12th street, treated with cinders or clean gravel and a binder and properly rolled; that there shall be maintained on the interior and street lot lines of East 12th street a woven wire fence of the chain link type where walls of adjoining buildings do not occur, erected to a total height of not less than 5 ft. 6 in. with no opening to East 12th street; that proper bumpers shall be maintained against the buildings and fences for protection thereof; that proper aisles shall be maintained at all times for easy entrance and egress; that no sign shall be maintained on the portion of the premises facing East 12th street; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

891-53-BZ

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

SUBJECT—Application December 10, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the maintenance of existing dwelling nearer to street line than is permitted.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 132nd street and Lincoln street are in a residence use, E area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1953 acting on N.B. Applic. 3991-52, reads:

"1. The erection of a portion of a building nearer than 10' to the street line of any street as laid out upon the City map as shown on amendment dated 10/9/53 is contrary to Article IV, Sec. 15(d) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 63.06 ft. frontage by 112.10 ft. in depth, irregular, on which is located a two-story and attic house, 40.2¼ ft. front by 28 ft., two stories and attic, 23.6 ft. in height, of class 4 construction; that it is proposed to permit the maintenance of existing building; and

WHEREAS, the applicant states that the height and area designations have not been changed since July 25, 1916 and there is no change pending relative to these present designations; and

WHEREAS, the applicant contends that at the time the present owners purchased this property and obtained a loan from a lending institution, the builder did not have a certificate of occupancy but left a sum of money in escrow with the lending institution pending such a certificate of occupancy; that subsequent thereto the present owners discovered that there was a violation on the property and no certificate of occupancy could be issued due to the fact that when constructing said building the builder had not taken into consideration a proposed widening of Lincoln street; that the present owners appeal to the Board to legalize their home; that they realize that upon the widening of Lincoln street they will lose a section of their property; that their home is on an even keel with the remaining homes on the block so that the future widening will affect all homes alike; and

WHEREAS, the applicant states the owner has had title to the property since May 29, 1953 and further states the assessed valuation of land is \$2600 and of the building \$17,900, making a total of \$20,500; and further states the building was erected May 1, 1953; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to area, to permit the erection of that portion of the building including the steps erected nearer than the street line of the proposed widening of 132nd street (or Lincoln street) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 892-53-A; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution.

892-53-A

APPLICANT—Burke, Green and Groh, for Errold and Mary Jeffrey, owners.

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SUBJECT—Application December 10, 1953—filed pursuant to section 35, General City Law, re premises in bed of mapped street—proposed widening of Lincoln street.

PREMISES AFFECTED—116-45 132nd street, east side, 23.81 ft. south of Lincoln street (Block 11688, Lot 45), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Housings and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1953, acting on N.B. Applic. 3991-1952, reads:

"2. The erection of any portion of a building in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 23.6 ft. in height; 40 ft. 2 in. by 28 ft. in area, of class 4 construction, erected 1953, located on a lot 63.06 ft. by 112.10 ft. irregular in area, located in a residence use, E area, class ½ height district, and used and occupied since May 29, 1953, as a two-family dwelling with an unfinished attic, and proposed to be used and occupied without change; and

WHEREAS, the applicant states that the original builder of this building constructed the dwelling on a line even with the other buildings in the neighborhood and sold the building to the present owner; that it was later discovered that a violation existed due to the fact that a portion of the building was in the bed of a mapped street; and

WHEREAS, the applicant contends that the proposed widening of the street was actually consummated by condemnation by the city; that only one front step of the dwelling would be affected; that the building could still exist but without the setback required; that in lieu of the fact that this building will not be affected as much as the buildings to the north or south, it is requested that the Board permit the erection of the structure and its continuance pursuant to the power vested in it by Section 35 of the General City Law.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3991/52, Objection 2, be and it hereby is *modified*, under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted* to permit the continuance of the existing conditions as permitted under resolution adopted this day in Cal. No. 891-53-BZ until such time as a portion of the premises are acquired by the city for the proposed street widening; that upon such acquisition for such street widening, the claim of the owner shall be limited to the actual land taken therefor, the value for which shall be as determined by the court.

Adjourned: 4:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 18, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

346-39-SA

APPLICANT—Watts Regulator Co., owner.

SUBJECT—Application reopened February 9, 1954 for test

and report as to change in construction re Watts Vacuum Breaker, No. 88 (previously approved).

APPEARANCES—

For Applicant: Robert W. Armbruster.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 346-39-SA

Subject: Amendment to resolution as to modification of body of vacuum breaker.

Watts Regulator Company, Massachusetts, requested by letter dated January 12, 1954 that the resolution adopted May 16, 1939 and November 8, 1939 be amended as to modification of the body of the appliance. The application was reopened by a vote of the Board February 9, 1954.

Purpose

The appliance is a vacuum breaker to prevent back siphonage.

Description

The vacuum breaker approved by the Board under Cal. No. 346-39-SA, had the body constructed of extruded brass rod. The modified design is constructed with a body of cast bronze. The downstream opening in the modified design will have a somewhat larger area, giving greater atmospheric relief. The internal valve structure, the bonnet and bell over the atmospheric vent will be identical to the approved vacuum breaker.

Inspection and Test

Details of construction of the modified design were compared with the approved vacuum breaker by Asst. Engr. J. A. Darts, Committee on Test and E. Bauman, Chief Insp., Bureau of Water Register and found to comply with the details of construction.

Recommendation

The Committee on Test recommends that the resolution adopted May 16, 1939 and amended November 8, 1939 under Cal. No. 346-39-SA be amended so as to modify the construction of the vacuum breaker body so that the body may be constructed of a bronze casting, as herein described, on condition that the requirements of the resolution adopted May 16, 1939 and as amended November 8, 1939 under Cal. No. 346-39-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of May 16, 1939 and November 8, 1939 in accordance with the above report.

985-40-SM—Vol. II

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application reopened December 16, 1952—re Gold Bond Acoustical Products—Travacoustic and Acousti-Metal System (fireproof ceiling finish); previously approved.

APPEARANCES—

For Applicant: None.

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ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 985-40-SM Vol. II

Subject: Amendment to resolution as to additional sizes of Travacoustic.

National Gypsum Company Buffalo, New York requested by filing an application dated December 1, 1952 that the resolution adopted October 22, 1940 and as amended at various times through March 14, 1950 under Cal. No. 985-40-SM Vol. I be amended so as to approve a change in thickness of the material Travacoustic and the number of perforation in the pan system known as Acoustimetal.

Description

The material Travacoustic, as approved by the Board October 22, 1940 and as amended March 14, 1950 under Cal. No. 985-40-SM Vol. I was made in sizes of 6" x 12" to 12" x 18" and in thickness of 3/4 inch and 1 inch. The present tiles are manufactured in sizes of 6" x 6" to 12" x 24" and in thickness of 1 1/8", 1 3/8", and 7/8". The tile is now available with square butt or beveled butt edges and can be kerfed for mechanical suspension.

The material Acoustimetal, approved by the Board October 22, 1940 had 4608 holes per sq. ft. each hole being .068 inches in diameter.

The present pan system has 1013 holes per sq. ft. each hole being .109 inches in diameter. In all other respects, the system is the same.

Recommendation

The Committee on Test recommends that the resolution adopted October 22, 1940 and as amended at various times under Cal. No. 985-40-SM—Vol. I, be amended so as to include the material Travacoustic in the thickness and size as herein described; and to include the Acoustimetal System as herein described provided the requirements of the resolution adopted October 22, 1940 under Cal. No. 985-40-SM—Vol. I, be complied with. The Committee further recommends that the reference to the Federal Specification be changed to Federal Specification SS-A-118A in order to be in line with the change of the Federal Specification designation.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 22, 1940 in accordance with the above report.

279-47-SA

APPLICANT—Hamilton Manufacturing Co., owner.

SUBJECT—Hamilton Electric Clothes Dryer, Model 600-E, approval of.

APPEARANCES—

For Applicant: David C. McDermand.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 279-47-SA

February 23, 1954

Subject: Hamilton Electric Clothes Dryer Model 600-E, approval of.

Hamilton Manufacturing Co., Two Rivers, Wisconsin, filed March 20, 1947, an application the Board of Standards and Appeals for approval of the Hamilton Electric Clothes Dry Model 600-E under the provisions of C26-178.0 Administrative Building Code.

Purpose

The appliance is an electric clothes dryer.

Description

The outer case body is made of 20 gauge sheet steel finished with a two coat baked enamel finish. The assembly consists of top, two ends, back, front and base (back—22 gauge, Base—16 gauge) a 16 gauge loading door with glass window and rubber sealing gasket centrally located and at the right a control compartment door. Outside dimensions 39" high, 31" wide and 26-1/16" deep.

The inner case is substantially cylindrical in shape and inside the outer case, made up of 22 gauge galvanized sheet steel ends, 26 gauge galvanized sheet steel cylindrical wall and a 24 gauge galvanized sheet steel base assembly which provides a rectangular opening at the bottom of the cylindrical case and passages permitting air to be drawn by a fan through a intake opening at the center front passing the rectangular opening at the bottom and exhausted through a fine screen, removable lint catcher, at the lower right front. The entire inner case, except the base, is covered with heat insulation. The front and cylindrical wall is insulated with 1" thick fiber glass blanket and the back with 3/4" and 1/2" air cell asbestos.

The upper left hand region of the case is shaped outwardly from its general cylindrical form to provide room for an electric heating element assembly removable in guides from the rear.

The tumbler or rotating drum provides a cylindrical container in which the clothes are tumbled while being subjected to the drying heat. The assembly is 26" in diameter and 17" deep, all galvanized sheet steel, 22 gauge front and back, 26 gauge perforated cylindrical wall with three 18 gauge baffles.

The heating element is of a conventional type with open coils of chrome-nickel alloy wire supported by porcelain bushings in a steel framework. The above element is provided with an aluminum reflector above and a protecting screen of high temperature resisting wire mesh below. The heating element is rated at 4300 watts at 230 volts. In the heating element circuit is a fusible metal link which is exposed to the air temperature inside the inner case. This link will melt out and cut off the heating element when the inside temperature reaches 300 degrees F.

Controls—Over temperature in the drying chamber within the inner case is controlled by a thermostat of the bulb and bellows type, Model D-1, Robertshaw, or equal, which cuts off the heater circuit when the temperature inside the compartment in which the clothes are tumbling reaches 190 deg. F.

The motor is protected by a 6 1/4 ampere Bussman fustat. A General Electric time clock provides master control for all circuits with a 60 minute maximum time cycle. The clock opens the heater circuit five minutes ahead of opening the motor circuit.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test and representatives of the

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applicant. The appliance was subjected to full drying cycle under loaded conditions. The machine operated as designed. The appliance has been approved by the Underwriters Laboratory under Electrical 14005 Application No. 45C1086A.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, for voluntary installation, of the Hamilton Electric Clothes Dryer Model 600-E under the provisions of C26-178.0 Administrative Building Code and that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 279-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

799-49-SA

APPLICANT—Erie Meter Systems, Inc., owner.
SUBJECT—Application reopened February 9, 1954 for test and report as to additional model—re Erie Meter Systems, Inc., Gasoline Pumps, Model 4032 (previously approved re Erie Systems, Inc., Gasoline Pumps Model 4012 Fleet Fueler with filter and Model 4011 Fleet Fueler, less filter and Model 4125).

APPEARANCES—

For Applicant—Frank E. Carney.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 799-49-SA

Subject: Amendment of resolution as to additional model of gasoline dispensing pump.

Erie Meter Systems, Inc., Erie, Pennsylvania, requested by letter dated January 13, 1954, that the resolution adopted April 18, 1950 under Cal. No. 799-49-SA be amended to include model 4032 gasoline dispensing pump. The application was reopened by a vote of the Board February 9, 1954.

Purpose

The appliance is a gasoline dispensing pump.

Description

The unit, model 4032, is basically the same as the models 4012, 4011 and 4125, approved by the Board April 18, 1950 except that the model 4032 has a computing type register which shows the amount of sale in dollars and cents whereas the previously approved models have a dial type register showing dispensed gallonage only. The model 4032 also has a 50'-0" of 1" hose and nozzle carried on a reel located within the housing and the same motor which powers the pumping unit is arranged to reel up the hose when a foot pedal is depressed. In all other respects model 4032 is similar to models 4011, 4012 and 4125.

Recommendation

The Committee on Test recommends that the resolution adopted April 18, 1950 under Cal. No. 799-49-SA be amended

to include model 4032 gasoline dispensing pump so that the models recommended for approval (including those models previously approved) are models 4011, 4012, 4125 and 4032 gasoline dispensing pumps on condition that the requirements of the resolution adopted April 18, 1950 under Cal. No. 799-49-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 18, 1950 in accordance with the above report.

133-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened May 26, 1953 for report as to change of name (Gold Bond Gypsolite)—re Gold Bond Mill Mixed Perlite Plaster, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 133-51-SM

Subject: Amendment of resolution as to additional trade name.

National Gypsum Company, Buffalo, New York requested by letter dated May 6, 1953 that the resolution adopted May 22, 1952 under Cal. No. 133-51-SM be amended so that the material Gold Bond Mill Mixed Perlite Plaster, may be marketed under the trade name Gold Bond Gypsolite Plaster.

Purpose

The material is a mill mixed gypsum plaster containing perlite in place of sand.

Description

The material is the same material and is mixed in the same proportions as the material approved May 22, 1952 under Cal. No. 133-51-SM. The name Gold Bond Gypsolite Plaster is more descriptive in so far as it shows a combination of mill mixed gypsum and light weight plaster aggregate.

Recommendation

The Committee on Test recommends that the resolution adopted May 22, 1952 under Cal. No. 133-51-SM be amended so as to permit the material known as Gold Bond Mill Mixed Perlite Plaster as manufactured by National Gypsum Company to be marketed under the trade name of Gold Bond Gypsolite Plaster on condition that the requirements of the resolution adopted May 22, 1952 under Cal. No. 133-51-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 22, 1952 in accordance with the above report.

627-52-SM

APPLICANT—Pioneer Fireproof Door Corp., owner.

SUBJECT—Application August 6, 1952—Pioneer One-and-One-half Hour Test Panel Kalamein Doors, approval of.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 627-52-SM

Subject: Pioneer One-and-One-Half Hour Test Panel Kalamein Door, Approval of.

Pioneer Fireproof Door Corp. of Mount Vernon, N. Y. filed August 6, 1952, an application with the Board of Standards and Appeals for approval of the Pioneer One-and-One-Half Hour Test Panel Kalamein Door under the provisions of C26-661, C26-662 and C26-663, Administrative Building Code.

Purpose

A 1½ hour test fire protective opening.

Description

The doors are panel type kalamein doors 1¾ inches thick for installation in openings requiring ¾, 1 or 1½ hour ratings. The doors to be tested will be a pair 7 ft. 6 in. wide by 7 ft. high. The cores are constructed of white pine stiles and rails, mortised and tenoned. The metal covering is .022 sheet steel. The molding is one piece hollow metal. Panels are constructed of two sheets of .022 steel cemented under press to ¾ in. asbestos mill board.

The doors tested were a pair of swinging metal-clad paneled doors, having one section hung on full mortise and the other on half surface hinges, equipped with a single point lock within the active door of the pair and flush bolts in the inactive door installed in a #14 U.S.S. gauge steel frame mounted in an 8-inch brick wall. Rails and stiles of the doors were constructed of #24 U.S.S. gauge galvanized sheet steel. The panel was constructed of #24 U.S.S. gauge galvanized sheet steel insulated by ¾ in. asbestos millboard. The assembly was provided with a single astragal. The frame was designed for an 8-inch brick wall provided with adjustable non-removable anchors located adjacent to each hinge and was constructed of #14 U.S.S. gauge sheet steel. Each door section was provided with four 4½ in. steel hinges secured to the door stile and frame.

Tests

These tests involved the erection of a pair of swinging doors constructed as previously described. The test was conducted in conformity with the standard time temperature curve. The clearances along the top of the door were 3/32 to 5/32 inches along the hinge stile of the active door.

The average temperature on the unexposed side of door at end of 30 minutes was 725° F., a rise of 649° from the initial 76° or within the requirements of C26-610. After 1½ hour exposure to fire the door was withdrawn from the furnace and the exposed face was subjected to a hose stream test of a 30 lb. stream of water for 60 seconds.

Recommendation

On the basis of these tests and the data submitted by the applicant, the Committee on Test recommends the approval

of the Pioneer One-and-One-Half Hour Test Panel Kalamein Swing Door when constructed and hung as provided herein. The approval is for use as an opening protective assembly in fire partitions (one and one-half hours) under C26-661.0 and as an opening protective assembly in fireproof partitions ¾ hour under C26-662.0 and as an opening protective assembly in a fireproof partition under the Multiple Dwelling Law which requires an assembly having a fire-resistive rating of one-hour and under the applicable section of the Labor Law.

It is further recommended that all opening protective assemblies manufactured and labeled under this approval shall comply with the rules of the Board for the Inspection of Opening Protective Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

463-53-SM

APPLICANT—F. E. Schundler and Co., Inc., owner.

SUBJECT—Application reopened February 9, 1954 for consideration as to additional trade name (Ebbtone)—re Schundler Acoustical Mineral Tile (previously approved).

APPEARANCES—

For Applicant: William A. Burr.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 463-53-SM.

Subject: Amendment to resolution as to additional trade name.

F. E. Shundler & Company, Inc., New York, requested by letter dated January 20, 1954 that the resolution adopted December 22, 1953 under Cal. No. 463-53-SM be amended so as to permit the marketing of the Shundler Mineral Acoustical Tile under the trade name of Ebbtone. The application was reopened by a vote of the Board February 9, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted December 22, 1953 under Cal. No. 463-53-SM be amended so as to permit the Shundler Acoustical Mineral Tile to be marketed under the additional trade name Ebbtone on condition that the requirements of resolution adopted December 22, 1953 under Cal. No. 463-53-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 22, 1953 in accordance with the above report.

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553-53-SM

APPLICANT—Cupples Products Corp., owner (John J. O'Keefe, Agent).

SUBJECT—Application July 10, 1953—Cupples Products Corp., Aluminum Windows, Series 490, 500 and 700, approval of.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 553-53-SM

Subject: Cupples Aluminum Window, Series 500, 490 and 700, approval of.

John J. O'Keefe for Cupples Products Corp., St. Louis, Mo., filed July 10, 1953 an application with the Board of Standards and Appeals for approval of the material known as Cupples Aluminum Windows, Series 500, 490 and 700, under the provisions of C26-650.0 Administrative Building Code.

Purpose

The aluminum window is to be used in all locations wherein an hourly fire resistive rating is not required.

Description

The windows are of the double hung and projected type and all the frame and sash members, including the muntin bars are of extruded aluminum sections.

The alloy is known as 63-ST-5 and the chemical composition is as follows:

Copper :.....	0.10%	Zinc :.....	0.10%
Magnesium	0.45%	All others	0.15%
Titanium	0.10%	Silicon	0.20%
Iron	0.35%	Chromium	0.10%
Pure Aluminum		98.45%	

Series 500—The jamb, head and sill are so designed that the sash is removable without removing any member from the frame itself. The jamb and head sections are not less than .080 inches in thickness and the sill is not less than .112 inches in thickness. All joints of the frame are made with a mortise and tenon joint, and/or welded both at the head and sill. The sash is joined with a mechanical joint and/or welded to form a rigid sash frame. All weatherstripping is of stainless steel and is continuous in jambs, head and sill.

Series 490—This series is basically the same as the Series 500 except that the sill is not less than .110 inches in thickness and all sash members not less than .075 inches in thickness.

Series 700 is a projected type window and the aluminum used in this window has a tensile strength of 22,000 p.s.i. and the minimum thickness of any member is not less than 1/8 inches.

Inspection and Test

A sample window was tested for incombustibility in accordance with the requirements of C26-88.0 Administrative Building Code at F. Heinzelman & Sons (heat treating) in the presence of Asst. Engr. J. A. Darts, Committee on Test and S. Rosenblum and J. J. O'Keefe representing the applicant. The window successfully met the requirements of the above mentioned section of the Code. The window also successfully met the requirements of DH-A3 in regard to Material Construction and Performance of Aluminum Window.

Recommendation

On the basis of the inspection and test, and the date filed by the applicant, the Committee on Test recommends the approval of the Cupples Aluminum Windows, Series 500, 490 and 700 when constructed as herein described of alu-

minum alloy, known as 63-ST-5, the chemical components of which are herein described for voluntary installation, as having met the requirements of C26-88.0 Administrative Building Code, under the provisions of C26-650.0 Administrative Building Code, on condition that these windows shall not be installed in location wherein an hourly fire resistive window is required; and further that all windows or bills of lading shall be marked, tagged or stamped: "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 553-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

828-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.
SUBJECT—Application October 28, 1953—Twin Boro Cement Block Corp., Cinder Concrete Building Blocks, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 828-53-SM

Subject: Twin Boro Cement Block Corp. Cinder Blocks, approval of.

Twin Boro Cement Block Corp., Dumont, New Jersey filed October 28, 1953, an application with the Board of Standards and Appeals for approval of the material known as Twin Boro Cement Block Corp. Cinder Blocks under the provisions of the Masonry Rules of the Board.

Purpose

The material is cinder block for use in building construction.

Description

The plant is equipped with two Vibrapac machines, two fifty cubic foot mixers, overhead cement storage silo for storage of bulk cement, calibrated water tank, twelve kilns and a magnetic pick up for removing iron, etc., from the cinders.

The blocks are manufactured of one part of approved hi-carly cement to eight parts of aggregate (aggregate consisting of 60% cinders—40% sand) and six gallons of water per sack of cement. The aggregate is mixed in the mixer and the blocks are formed in the Vibrapac machine, then cured in the kiln for one day and then stocked in the open to cure for a minimum of two weeks.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test, and representatives of the applicant. Blocks were identified and marked and were tested in accordance with the requirements of C26-309.0 Administrative Building Code.

The methods of the test were those prescribed under C26-326.0 Administrative Building Code.

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Results of the test were as follows:

(A) Hollow Cinder

1. 3"x8"x18"—Compressive Strength—5 blocks=1180 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=11.86.
2. 4"x8"x18"—Compressive Strength—5 blocks=1072 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=5.90.
3. 6"x8"x18"—Compressive Strength—5 blocks=1017 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=9.88.
4. 8"x8"x18"—Compressive Strength—5 blocks=1025 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=10.10.
5. 12"x8"x18"—Compressive Strength—5 blocks=968 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=7.83.

(B) Solid Cinder

1. 2"x8"x18"—Compressive Strength—5 blocks=1397 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=9.01.
2. 4"x8"x18"—Compressive Strength—5 blocks=2368 p.s.i.; Absorption (lbs. per cu. feet)—5 blocks=5.90.

Recommendation

On the bases of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Twin Boro Cement Block Corp. Cinder Block in the following sizes:

- (A) Hollow 3"x8"x18", 4"x8"x18", 6"x8"x18", 8"x8"x18", 12"x8"x18"—all load bearing block.
- (B) Solid 4"x8"x18"—load bearing.
2"x8"x18"—partitions.
- (C) Header Block 6"x8"x18" and 8"x8"x18".

As manufactured as herein set forth, at the applicant's plant for use in load bearing and non-load bearing masonry construction under the provisions of the Masonry Rules of the Board on the following conditions:

1. That the masonry units be manufactured according to the same specifications as herein set forth.
2. That the units be manufactured in accordance with the Masonry Rules of the Board.
3. That the units be marked as required under Rules 8.1-8.2 and 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of the drawings of the manufacturer's distinguishing mark and its method of application be filed with the Board.
6. That only approved aggregates be used.
7. That all provisions of the Masonry Rules be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

920-53-SM

APPLICANT—Abco Tank Co., owner.

SUBJECT—Application December 21, 1953—Abco Tank Co., 275 Gallon Fuel Oil Storage Tank, approval of.

APPEARANCES—

For Applicant: Lawrence Biscornet.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 920-53-SM

Subject: Abco 275 Gallon Fuel Oil Tank, approval of.

Abco Tank Company, Brooklyn, New York, filed December 21, 1953, an application with the Board of Standards & Appeals for approval of the Abco 275 gallon fuel oil tank under the provisions of the Oil Burner Rules of the Board.

Purpose

The material is a 275 gallon fuel oil tank.

Description

The 275 gallon fuel oil tank is constructed of #10 gauge sheet steel, in two sheets with one lateral seam welded. The heads are #10 gauge dished, with weld offset of 2 inches.

The tank has four 2 inch connections on top of the tank; one 1/2 inch connection on the head at the low point, and one 1/2 inch drain on clean out located on the bottom of the tank. The tank is also equipped with four leg lugs.

Inspection and Test

A sample tank was hydrostatically tested at the applicant's plant, 2716 Fulton St., Brooklyn, in the presence of Asst. Engr. J. A. Darts, Committee on Test and H. Lane, L. Biscornet and L. Lane representing the applicant. The tank successfully withstood 100 p.s.i. hydrostatic pressure.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Abco 275 Gallon Fuel Oil Tank for use in New York City when constructed as herein described and installed in accordance with the Oil Burner Rules of the Board and further that each tank bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 920-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.

SUBJECT—Application January 20, 1954—Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 41-54-SA

Subject: Delta Suspended Oil Fired Furnace Models SU-80, SU-110, SU-160, and SU-210, approval of.

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The Delta Heating Corp. of Trenton, New Jersey owner-manufacturer filed January 20, 1954 an application with the Board of Standards and Appeals for approval of the Delta Suspended Oil Fired Furnace Models SU-80, SU-110, SU-160, and SU-210 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standard and Appeals.

Purpose

A suspended Oil Fired Heater for domestic and commercial installation.

Description

The Delta line of horizontal warm air furnaces consists of four sizes Delta Model SU-80-80000 BTUs at the bonnet, SU-110-110000 BTUs at the bonnet, SU-160-160000 BTUs at the bonnet, and SU-210-210000 BTUs at the bonnet. The basic design and function of all four sizes is the same, the only difference being the size of the heat exchanger, the rate of oil flow to the burner and the size of the blower. Each furnace consists of a heat exchanger fabricated from 14 gauge steel and electrically welded into a gas tight unit, heads and tubes are of 11 gauge steel. A refractory combustion chamber is built in all models. A cabinet constructed of 20 gauge steel and insulated with foil-faced fiber glass or corrugated asbestos. A sirocco type blower and motor of adequate capacity pulls cold air into the furnace and forces it over the heat exchanger and through suitable ducts into the area to be heated. All Delta horizontal furnaces are designed to be used with the Delta oil burner or any other approved oil burner. The electric motors used are either Peerless, GE, Delco or Hoover with thermal over load protection built in. The controls consist of a thermostat, fan and limit switch and stack relay. All units are designed to be suspended from the ceiling or mounted on a suitable base. The unit has been approved by the Underwriters Laboratories Chicago #MP2188-52C4376A.

Inspection and Test

The Unit was inspected and tested at the factory at #1 Cole Street, Trenton, New Jersey and found to operate as designed with no flash backs or undue carbon deposits. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Ribelle V. Perotto representing the applicant.

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Delta Suspended Oil Fired Furnace Models SU-80, SU-110, SU-160 and SU-210 for use in New York City with fuel oil not heavier than #3 U. S. Department of Commerce Standards when constructed and installed in accordance with this report provided that, if installed in garages and all places with explosive atmospheres, the unit shall be located 8' above the floor. That all heaters used in explosive atmospheres shall be equipped with a 40-40 mesh screen over the oil burner combustion air intake. Provided that each heater shall bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 41-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

42-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.

SUBJECT—Application January 20, 1954—Delta Oil-fired Unit Heater, Model UH-220, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appliance disapproved.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2
Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 42-54-SA.

Subject: Delta Oil Fired Unit Heater, Model UH-220, Approval of.

The Delta Heating Corp. of Trenton, New Jersey owner-manufacturer filed January 20, 1954 an application with the Board of Standards and Appeals for approval of the Delta Oil-Fired Unit Heater, Model UH-220 under the provisions of C19-57.0 Administrative Code and under the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Oil fired unit heater for domestic and commercial installation.

Description

The Delta Model UH-220 direct fired oil fired unit heater is designed to be used with the Delta oil burner, or any other approved oil burner. The heat exchanger consists of a combustion drum, 26 heat tubes, and a radiator, all fabricated from 14 gauge steel and electrically welded in one gas-tight unit. The cabinet is fabricated of 20 Gauge steel and equipped with adjustable louvers to direct the flow of heated air into the space to be heated.

Mounted on the unit heater is a Peerless totally enclosed motor, either 115-220 volts, thermal overload protected which drives a Torrington 24 inch 4 bladed fan at 1140 RPM. This fan blows the cool air over and through the heat exchanger and throws the heated air out through the louvers in the area to be heated.

The Delta Model UH-220 unit heater is equipped with standard controls consisting of a thermostat, flame detector, and fan and limit switch. The operation of the unit heater is as follows: the thermostat being suitably located in the space to be heated, determines the need for heat and operates to start the oil burner, through the master control. The oil burner and ignition start together. As the heat is generated, the flame detector feels the heat and operates to allow the burner to continue. Should, for any reason, the oil fail to ignite, the flame detector, feeling no temperature rise, would shut off the burner.

After the temperature in the unit has reached the required setting, the fan switch turns on the motor and blower. Should the unit become cooler than the required setting, the fan switch stops the fan until the temperature again builds up then again turns the fan and motor on.

Should, for any reason, the temperature within the unit rise above predetermined limits, the limit switch functions to shut off the burner. This too, is a standard safety device.

The maximum firing rate of the Delta Model UH-220 is a gph of #2 fuel oil. Fired at this rate, the unit was tested at 11.6 CO₂ with a net stack temperature of 615° F. The unit was approved by the Underwriters Laboratories, Chicago #MP2332-53C5809.

Inspection and Test

The unit was inspected and tested at the factory at #1 Cole Street, Trenton, New Jersey and found to operate as designed with no flash backs or undue carbon deposit. Present at the test was Chief Engineer Leslie V. Huber of the Committee on Test and Ribelle V. Perotto representing the applicant.

Recommendation

On the basis of the inspection and test and data submitted by the applicant the Committee on Test recommends the

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approval of the Delta Oil-Fired Unit Heater Model UH-220, for use in New York City with fuel oil not heavier than #3 U. S. Department of Commerce Standards when constructed and installed in accordance with this report provided that, if installed in garages and all places with explosive atmospheres, the unit shall be located 8 feet above the floor. That all heaters used in explosive atmospheres shall be equipped with a 40-40 mesh screen over the oil burner combustion air intake. Provided that each heater shall bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 42-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

WHEREAS, the report of the Committee on Test recommended approval of the appliance; and

WHEREAS, by vote of the Board, the appliance was not approved.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this appliance.

426-38-SA—Vol. IV

APPLICANT—American Radiator and Standard Sanitary Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to new model—re New Arcoflame Conversion Oil Burner, Model EH (high pressure oil burner for installation in boilers or furnaces), approval of.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Application reopened as Vol. IV, for test and report.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

680-48-SM

APPLICANT—The Bogert and Carlough Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Boca Steel Sash, previously approved.

APPEARANCES—

For Applicant: James Swift and D. A. Sheridan.

ACTION OF BOARD—Application reopened for test and report as to proposed amendment in connection with self-closing device for lot line windows.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

160-49-SM

APPLICANT—Flexible Connector Co. of America, owner.

SUBJECT—Application for consideration—reopening for test and report as to change of design—re Long-Flex Gas Stove Connector, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to change of design.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

439-52-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application for consideration—reopening as Vol. II—re Gold Bond Foil-Back Fire Shield Wallboard (interior partitions), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to aluminum foil laminated on wallboard.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

211-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional models and change of design—re Speed Queen Automatic Washer (domestic type), Models A10 and A11, previously approved.

APPEARANCES—

For Applicant: Thomas A. Barry.

ACTION OF BOARD—Application reopened for test and report as to additional models and change of design.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

149-54-SA

APPLICANT—Hoskinson Free Heater Inc., owner.

SUBJECT—Application March 4, 1954—Hoskinson Free Heater, Model C-R-C (heat reclaimer), approval of.

APPEARANCES—

For Applicant: Gordon H. Hoskinson and John D. Dawson.

ACTION OF BOARD—Application withdrawn.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

185-51-A—Vol. II

APPLICANT—Larry Meltzer, for A. Richard LoCurto and Morris Halper, owners.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3034-3054 West 21st street, west side, 270.48 ft. south of Surf avenue (Block 7071, Lots 123 and 163), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and A. Richard LoCurto.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 28, 1953, acting on amendment to Alt. Applic. 188/51, reads:

"1. The amendment filed does not comply with the resolution of the Board of Standards and Appeals, Cal. 185-51-A, as to restriction of the use of each floor to one tenant occupancy and as to exits accepted by the Board."

and

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WHEREAS, the applicant states that the building is 3 stories, 36 ft. in height; 140 ft. by 160 ft. in area at street level; 130 ft. by 160 ft. in area at typical floor level; of class 3 construction; erected 1924; located on a lot 142 ft. 2 in. front by 170 ft. and 256.03 ft. in depth, in a business use, A area, class 1 height district and used and occupied since 1952 as follows: 1st floor, assembly of radio electronics, sales and repairs, parking for more than 5 motor vehicles of patrons and employees, 18 persons; 2nd floor, manufacturing garments, assembly of lamps, offices, display and storage, 98 persons; 3rd floor, manufacturing garments, office, display and storage, 82 persons; and proposed to be used and occupied as follows: 1st floor, radio and electronics assembly, sales and repair and the parking of more than 5 motor vehicles of patrons and employees, 45 persons; 2nd floor, garment factory, manufacturing and assembly of lamps, offices, display and storage, 100 persons; 3rd floor, garment factory, offices, display and storage, 85 persons; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; that there are two interior fireproof stairs, 3 ft. 10 in. and 4 ft. 7 in. in width, respectively, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and two fire escapes at the rear extending to yard by stair with fireproof windows on their course; egress from the yard is to street through permanent recorded easement; and

WHEREAS, the applicant states that one of the conditions of the resolution adopted by the Board April 12, 1951 was that the occupancy of the building be for not more than one tenant per floor; that the premises are now under new ownership and it is now proposed to change the occupancy of the building as follows: 1st floor, 2 tenants; 2nd floor, 3 tenants; 3rd floor, 2 tenants; and

WHEREAS, the applicant states that it is proposed to close some of the existing openings in the fire walls between tenants; and

WHEREAS, the applicant contends that each tenant will have at least two independent means of egress, consisting of a fireproof enclosed stairway over 3 ft. 8 in. in width at the front of the building leading direct to the street and an exterior stairs 3 ft. 8 in. wide, wire screened at the sides, covered with corrugated metal at the roof and leading to street over a permanent easement to Surf avenue; and

WHEREAS, the applicant states that the building is provided with a fire alarm system with fixed stations capable of being manually operated and not with an automatic fire alarm system as previously described under Vol. I of this appeal; and

WHEREAS, the applicant contends that since each tenant will be provided with two adequate and remote means of egress, it is requested that the resolution adopted by the Board April 12, 1951, be amended to permit the occupancy of each floor by more than one tenant and the maintenance of the existing fire alarm system and in all other respects the resolution as previously adopted to be fully complied with.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1951, only as to the occupancy of not more than one tenant per floor, so that as *amended* this portion of the resolution shall read:

"that the spaces as proposed and shown on revised plan marked 'Received January 26, 1954' (5 sheets) may be occupied for manufacturing as now proposed, *on condition* that such areas as subdivided shall be separated one from the other as indicated thereon and that two means of exit as proposed shall be provided at all times; that the interior fire alarm system shall be maintained and shall comply with the rules of the Board for such a system; and that the resolution above cited where not inconsistent with this amendment as to proposed subdivision of floors shall be complied with in all other respects."

280-53-A

APPLICANT—Lama, Proskauer and Prober, for O'Reilly Funeral Home, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition. PREMISES AFFECTED—137-40 Brookville boulevard, west side, 50 ft. north of 138th avenue (Block 13233, Lot 52), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 4, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1953, only so far as it has reference to the construction of the second floor and roof, so that as *amended* this portion shall read:

"that the cellar and first floor shall be of Class 1 construction and the second floor and roof may be of Class 3 construction; that in all other respects the resolution adopted as above cited shall be complied with where not inconsistent with this *amended* resolution." (Alt. 242-53)

130-54-A

APPLICANT—Andrew Di Camillo, for Anna Cara, owner. SUBJECT—Application February 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172, subdivision 1 of the Multiple Dwelling Law re legal yard.

PREMISES AFFECTED—9 Cranberry street, north side, 78 ft. 6 in. east of Columbia Heights (Block 214, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1954, acting on Alt. Applic. 86/54, reads:

"13. Provide a legal yard as per Section 172 subdiv. 1 for an interior lot."

and

WHEREAS, the applicant states that the building is 3 stories, and basement, 41 ft. in height; 22 ft. by 38 ft. in area, erected prior to 1910; located on a lot 22 ft. front by 50 ft. in depth in a residence use, B area, class 2 height district, and used and occupied since prior to 1950—cellar, ordinary use; basement, 1 family; 1st floor, 1 family; 2nd floor, 1 family; 3rd floor, 3 furnished rooms; and

WHEREAS, the applicant states that it is proposed to install a multiple dwelling type sprinkler system in the public hall; that the building is provided with one interior wood stairs, 2 ft. 8 in. and 2 ft. 10 in. in width, enclosed in partitions of wood studs, wood lath and plaster both sides, equipped with wood self-closing doors; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the present owner purchased the building July 7, 1950, at which time it had been illegally converted to a multiple dwelling; and

MINUTES

WHEREAS, the applicant contends that the multiple dwelling law requires a 13 ft. deep rear yard; that the building in question has a 9 ft. 7½ in. deep rear yard; that the building is set back from the building line 2 ft. 4½ in. at the front, easterly side, and 4 ft. 5 in. at the westerly side; and

WHEREAS, the applicant contends that while the rear yard is short, 3 ft. 4½ in. in depth, this shortage is compensated by the fact that the rear yard is not pocketed; that it is supplemented by ventilation from the yards of surrounding buildings with the exception of the building adjoining to the east; that the building in question is well lighted and ventilated; that no enlargement of the structure is proposed; that only one room in each floor will face the rear yard; that the building will in all other respects comply with Article 6 of the Multiple Dwelling Law relating to converted dwellings.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 86/54, Objection 13, be and it hereby is *modified*, under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the existing rear yard to be continued as proposed and as indicated on plans filed with this appeal, marked "Received February 26, 1954" (3 sheets) and "April 28, 1954" (1 sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that this variance shall continue only so long as the open spaces on the adjoining lots are continued to be open and unbuilt upon.

419-26-A—Vol. II

APPLICANT—Louis J. Schwartz, co-owner, for Louis J. Schwartz and Estate of Charles Basner, deceased, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision re an order of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—130-134 West 17th street, south side, 425 ft. west of Sixth avenue (Block 792, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Ross.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision as to shutters.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

202-42-A—Vol. II

APPLICANT—Fort Greene Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue (Block 2002, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Greenberg.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new decision as to extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

690-50-A—Vol. II

APPLICANT—Degenhardt, Miller and Lindberg, for Borden Farm Products Division of The Borden Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—35-18 Steinway street, 35-02 35th avenue, southwest corner and 35-01 38th street (3rd floor); (Block 668, Lot 9), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension of ammonia system.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

402-53-A—Vol. II

APPLICANT—Joseph J. Furman, for Linrob Realty, owner (Marscott Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—35 West 51st street, north side, 362 ft. 10 in. east of Avenue of the Americas (5th floor); (Block 1267, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension in height.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

686-52-A

APPLICANT—Cinerama Productions Corp., for Trebuh Realty Co., Inc., owner.

SUBJECT—Application September 25, 1952—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1681 Broadway, west side, 20 ft. 9 in. south of West 53rd street (ground floor); (Block 1024, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner (Becker's Dress Shop, lessee).

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue (Block 1313, Lots 63 and 164), Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard Wynn.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 15, 1954, at 2 P.M. for applicant to file plans and obtain a decision from the Borough Superintendent and if necessary to file an appeal therefrom.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 2 P.M. for applicant to file revised plans.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.

SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 2 P. M. for inspection and decision.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co., Inc., lessee (Estate of Bernard London, owner).

SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

APPEARANCES—

For Applicant: Hugo J. Frankl.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1954, at 2 P. M. for decision after applicant reports from owner.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 2 P. M. for inspection.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 25, 1954, at 2 P. M. for decision after applicant has submitted statement from owner of private alley.

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix for Estate of Marie Babor, owner (Samuel L. Kuhn, lessee).

SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel M. Kurtz, Samuel L. Kuhn and Ferdinand E. Babor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, at 2 P. M. for inspection and decision; hearing closed.

512-29-BZ—Vol. II

APPLICANT—Peggy Cooney, for Merry Twins, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station (previously denied by the Board under section 21), motor vehicle repair shop, auto washing, lubricatorium, office and sale of accessories, for a term of years.

PREMISES AFFECTED—173-02 to 173-10 64th avenue and 61-05 to 61-13 Fresh Meadow avenue, southeast corner (Block 6902, Lots 26 and 30), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 21, 1950, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"* * * that the number of gasoline storage tanks may be a total of ten (10) 550 gallon tanks, as shown on plans filed with this request for amendment marked 'Received April 22, 1954' (1 sheet), that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. Applic. 5034/49 and Misc. Applic. 130/54)

18-37-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting in a residence and business use, C and D area district, the reconstruction and extension of existing building (presently used as an auto service station, auto laundry, body shop, paint spraying shop, brake inspection and adjustment, lubrication and grease pits, auto accessories and parts, with an office on 2nd floor), using more than the area permitted, and proposed to be used as a show room and a service station for new and old cars, auto laundry, body shop, tool room, parts department and accessories, garage for more than five motor vehicles, gasoline pump for owner's use, unloading area, locker rooms and office on 1st floor; with offices, new car conditioning and accessory room on 2nd floor; and permitting the parking and storage of cars on roof and also permitting the parking of customers' cars and trucks on open portion of plot (previously denied, a gasoline service station and garage for more than five motor vehicles) and later permitted the rearrangement of existing premises and additional premises as to parking, and motor vehicle repairs, brake testing, greasing and oxyacetylene torch for welding and painting.

PREMISES AFFECTED—2166-2190 Coney Island avenue, west side, 100 ft. 4 $\frac{3}{8}$ in. south of First Court (Block 6685B, Lots 34, 37 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen and Lewis F. X. Cotig-nola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that plans have been filed with the Department of Housing and Buildings and part of the buildings have been demolished, that all permits shall be obtained and all work completed within the requirements of Section 22A

of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 3209/51)

706-41-BZ

APPLICANT—Viola Murtha, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—115-117 Beach 96th street, northwest corner of Shore Front parkway (Block 635, Lot 76), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Raymond V. Murtha.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 22, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, as thereafter *amended* by resolutions adopted through May 22, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Misc. Applic. 5827/41.)

578-42-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Laponzina Associates, Inc., owner (Ridgeway Automotive Service, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles, office and storage of building materials and the sale of used cars, to motor vehicle repair shop, storage garage for more than five motor vehicles and office, and the parking and sales of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway; 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway (Block 5771, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 13, 1952, on certain conditions; and

WHEREAS, the resolution was further amended on July 15, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i, for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that a new certificate of occupancy shall be obtained." (Alt. Applic. 2975/51)

772-46-BZ

APPLICANT—Emil Koeppel and Son, for City of New York, owner (Oscar Siegel, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, a golf driving course and office in conjunction therewith.

PREMISES AFFECTED—Southeast corner of Ocean parkway and Circumferential parkway (Blocks 7240, 7241 and 7261, part of Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 18, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 25, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on July 25, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 18, 1947, as thereafter *amended* by resolutions adopted through July 25, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision e, for a term of two (2) years, or for such term as may be permitted prior to the construction of the proposed school on the premises * * * that other than as herein *amended* the resolutions above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (Alt. Applic. 3747/46)

339-47-BZ

APPLICANT—Harry Malter, for The Coca-Cola Bottling Co. of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the Borough Superintendent), previously granted on condition, under section 7g of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more

than five motor vehicles with entrances and for the loading of trucks with entrances to garage within the prohibited distance of a park entrance.

PREMISES AFFECTED—608 1st avenue, east side, from East 34th street to East 35th street; 401-407 East 34th street and 400-406 East 35th street (Block 966, Lots 1-4 and 27-31 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Malter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter *amended* through May 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution" (N. B. 235/46).

70-50-BZ

APPLICANT—Paul Friedman, for Adelphi College, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district the brick enclosure of a ramp leading to the basement of existing hospital, using more than area permitted and also permitting the construction of a 5th, 6th and penthouse story, 5th floor of which will be in excess of the area permitted in the C and D area portion of the lot.

PREMISES AFFECTED—2523-2529 Kings highway and 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (Block 6772, Lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 23, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 21, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"* * * that in view of statement by applicant that plans have been approved by the Borough Superintendent and that the application is active in the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (Alt. Applic. 289/49)

108-50-BZ

APPLICANT—Paul Friedman, for William J. Brennan, Emil Fabietti, Herman L. Pedowitz and Joseph Rubinow, owners.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sales of auto accessories and parking of cars waiting to be serviced; curb cuts located with 75 ft. of a residence use district providing entrances or exit from a business use; previously denied.

PREMISES AFFECTED—171-56 46th avenue and 46-03 Auburndale lane, southeast corner (Block 5582, Lot 6), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen to rehear denied.

THE VOTE—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was denied by the Board on June 13, 1950, on certain conditions; and

WHEREAS, the applicant requested reopening and consideration based on alleged new facts; and

WHEREAS, the premises and the surrounding area were inspected by the Board; and

WHEREAS, the Board considered the reasons stated by the applicant in his request for a rehearing and found there was no basis present to justify a rehearing.

Resolved, that the request to reopen for rehearing is hereby denied.

234-50-BZ

APPLICANT—Peggy Cooney, for Michael Lauro, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the Department of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for boat use only.

PREMISES AFFECTED—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF THE BOARD—Request to reopen for amendment denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Deputy Chief Connors 1

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 14, 1951; and

WHEREAS, the applicant requested an amendment of the resolution to permit the installation of two additional 2,000 gallon tanks, one for gasoline and one for diesel oil; and

WHEREAS, by vote of the Board, the request to reopen for such amendment was denied.

Resolved, that the request to reopen for amendment be and it hereby is denied.

272-52-BZ

APPLICANT—George H. Colin, for Cornelia Kraft McKee, owners (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the addition and alteration to accessory building on existing gasoline service station to include auto laundry, lubrication, sale and storage of accessories, motor vehicle repairs and office.

PREMISES AFFECTED—5501 Broadway, northwest corner of West 230th street (Block 3404, Lot 72), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 5, 1952, by adding thereto:

"* * * that under Section 7, Subdivision c, there may also be parking and storage of motor vehicles awaiting service and for general parking, provided same does not interfere with the servicing of the gasoline service station, as passed upon by the Borough Superintendent under Alt. Applic. 380-54, Objection 1, dated May 14, 1954." (Alt. Applic. 380/54 and Alt. Applic. 837/51)

479-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Birmingham, Castleman and Pierce, Inc., Margaret H. and Clara A. V. Henshaw, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from one family dwellings to business use (offices) and caretaker's apartment.

PREMISES AFFECTED—130-136 East 38th street and 312 Lexington avenue, southwest corner (Block 893, Lots 71, 72, 73 and 74), Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 27, 1953, by adding thereto:

"* * * that the requirement that there shall be a doorway opening from the caretaker's apartment on the 5th floor of such corner building to the adjoining roof 'for exit purposes only' may be *modified, on condition* that the stairway exits shall be constructed and maintained as indicated on revised plans marked 'Received April 30, 1954' (4 sheets), and that a 20 in. iron ladder shall be constructed against the westerly wall to roof with a scuttle from the top floor to such roof as an additional means of exit; that in all other respects the resolution above cited shall be complied with" (Alt. 388/52).

491-52-BZ

APPLICANT—William A. Giesen, for Bertha V. Murphy, owner (Sinclair Refining Co., lessee).

SUBJECT—Application for consideration—reopening and affirming resolution adopted December 16, 1952, due to change of zone—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of accessory building to be used as lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and permitting the relocation and addition of two dispensing pumps and addition of seven 550 gallon gasoline tanks and the relocation and extension of existing curb cuts and installation of a new curb cut; and permitting the extension of existing parking for more than five motor vehicles to adjoining lot 28, for a term of years, and with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—4017 East Tremont avenue, northeast corner of Gerber place (Block 5445, Lots 28 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen and Francis T. Murphy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution affirmed, amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1953; and

WHEREAS, the applicant requested the reaffirmation of the resolution of December 16, 1952 due to change of zone; and

WHEREAS, the use zoning of the premises was changed from business to retail after the resolution was adopted by the Board on November 16, 1952, and also a change in the area district requirements from an "A" area to a "D" area district.

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* the resolution adopted by the Board on December 16, 1952, in view of the change of districts and as passed on by the Borough Superintendent under N. B. Applic. 741/52 on April 13, 1954; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.

192-53-BZ

APPLICANT—Ludwig P. Bono, for Jack Brause and Peter I. Feinberg, new owners, former owner Schulte Real Estate Co., Inc.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a business building (stores), nearer to the street line than is permitted; and permitting the parking of patrons cars on unbuilt upon portion of lot.

PREMISES AFFECTED—1102-1110 Metcalf avenue, northeast corner of Watson avenue (Block 3747, Lot 88), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 7, 1953, by adding thereto:

"* * * that as now proposed by the new owners the buildings hereinbefore permitted may be constructed to a depth of 70 ft. as indicated on revised plan marked 'Received April 19, 1954' (2 sheets), *on condition* that in all other respects the resolution above cited where not inconsistent with this *amended* resolution shall be complied with in all respects; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (N. B. Applic. 132/53).

686-53-BZ

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a non storage garage for more than five motor vehicles (delivery trucks).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner (Block 3270, Lot 66), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953, by adding thereto:

"* * * that in the event the owner desires to extend the garage as indicated on revised plans marked 'Received April 19, 1954' (4 sheets), such extension may be permitted provided the requirements of the resolution above cited shall be complied with in all other respects where not inconsistent with this *amended* resolution; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (N.B. Applic. 1072/53)

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (Jack Curtin, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the proposed reconstruction of existing gasoline service station to be used as office, sales storage room, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of used cars and parking and storage of more than 5 motor vehicles on unbuilt portion of lot; previously granted on condition re the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard (200th street), northeast corner (Block 3274, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

562-32-BZ—Vol. III

APPLICANT—M. Martha Elkind, for Silgreen Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the extension of use of the premises as a gasoline service station, office, lubritorium, car wash, sale of accessories; previously granted on condition re the maintenance of a gasoline service station.

PREMISES AFFECTED—208-16 Linden boulevard and 117-02 Springfield boulevard, southwest corner (Block 12637, Lot 50), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Milton Petrides.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

842-52-BZ

APPLICANT—David Kraus, for Benmain Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change of occupancy from garage to business building (plumbing supply business, stock salesroom, manufacturing and office).

PREMISES AFFECTED—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 8, 1954, at 10 A. M., waiving all requirements except a new decision from the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin. Applicant to file a further statement as to proposed occupancy of the building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

526-52-BZ

APPLICANT—Staten Island National Bank and Trust Co., lessee, for Bard Manor, Inc., owner.

SUBJECT—Application July 10, 1952—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—21 Central avenue, east side, 190 ft. south of Hyatt street (Block 5, Lot 68), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

527-52-BZ

APPLICANT—Staten Island National Bank and Trust Co., owner.

SUBJECT—Application July 10, 1952—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—49 Central avenue, east side, 490 ft. south of Hyatt street (Block 5, Lot 51), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 5:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 30, 1953, as they appeared in Bulletin No. 27, Vol. 38, are hereby corrected to read as follows:

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Domenick Salzone, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the Borough Superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and the term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 11, 1941, as Vol. I, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 26, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1941, with reference to B.N. 3859-39, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under section 7, subdivision h for a term of two (2) years, *on condition* * * *; that other than as herein *amended*, the resolution adopted on February 11, 1941, shall be complied with in all respects; and that a certificate of occupancy shall be obtained." (B.N. 3859/39)

* Correction—The subject matter on Vol. I *corrected* to refer to the parking and storage of motor vehicles and the extension of the term of variance thereof and the deletion of any reference to the application for a garage, as that matter is covered by Vol. II.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 20, 1954, as they appeared in Bulletin No. 17, Vol. 39, are hereby corrected to read as follows:

795-50-BZ

APPLICANT—Frank Germain, for Starvel Realty Inc., owner (American Oil Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional tank—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium and accessory store.

PREMISES AFFECTED—3768-3778 Nostrand avenue and 2915-2125 Avenue Y, northwest corner (Block 7422, Lot 1037), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Germain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, April 24, 1951, on certain conditions; and

WHEREAS, the resolution was amended and time to complete was extended February 5, 1952; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved February 5, 1952; and

WHEREAS, revised working drawings submitted as being in substantial compliance with the Board's requirements were approved on September 9, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, as *amended* through October 6, 1953, only so far as it has reference to the number of tanks, so that as *amended* that portion of the resolution shall read:

"* * * that in the event the owner desires to add two additional tanks, making a total of six (6) 550 gallon tanks, such additional tanks may be permitted provided the resolutions above referred to shall be complied with in all other respects; that all permits shall be obtained for such tanks and all work completed within three (3) months from the date of this resolution." (N.B. 1555/50 and Gas Tank App. 534-54).

* Correction—"Gas Tank App. 534-54" inserted at the end of the resolution.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 27, 1954, as they appeared in Bulletin No. 18, Vol. 39, are hereby corrected to read as follows:

98-54-A

APPLICANT—Howard H. Snyder, for Erwin Construction Corp., owner.

SUBJECT—Application February 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue (5th floor); (Block 1273, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1954, on amendment to Alt. App. 2151/53 reads:

"1. Bldg. should be fireproof construction as it exceeds tabular height limit—4 stories or 50 feet—Sect. C26-254. B.C."

and

WHEREAS, the applicant states the building is 5 stories, 58 ft. 5 in. in height, 25 ft. by 100 ft. 5 in. in area at street floor, 25 ft. by 70 ft. in area at typical floor, Class 3 construction, erected in 1872 on a lot 25 ft. by 100 ft. 5 in. in area in a restricted retail use, B area, Class 1½ height

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MINUTES

district, used and occupied since 1924: Cellar—storage; 1st floor—store, 10 persons; 2nd floor—office, 15 persons; 3rd, 4th and 5th floors—dwellings, 1 family each; proposed to be used and occupied upon completion of alteration herein proposed as follows: Cellar—storage; 1st floor—store, 15 persons; 2nd, 3rd and 4th floors—offices, 10 persons each; 5th floor—offices and one apartment, 10 persons. The building is provided with one 3 ft. 8 in. wide fireproof stair, enclosed in 2-hour partitions with 1½-hour fireproof, self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that this appeal is for permission to use the fifth floor for offices and apartment purposes; and

WHEREAS, the applicant contends that the building is being completely renovated and a new fireproof stairway with 2-hour enclosure is being constructed from cellar to roof with fire-retarded passage to street; that the building is 5 stories, 58 ft. 5 in. in height and it would work a hardship on the owner not to be able to use the top story for office use; that all precautions are being taken to provide a safe occupancy for the building and it is therefore requested that this appeal be granted; and

WHEREAS, examination of the records of the Dept. of Housing and Buildings under Alt. Applic. 2151/53 indicates that a permit was issued on this alteration upon the filing of an amendment stating that the fifth floor will remain vacant and that on January 18, 1954, a revised specification sheet was filed showing the use of the 5th floor as now proposed and the objection herein appealed was issued on such amendment.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 2151/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be occupied as

proposed and as shown on plans filed with this appeal marked "Received February 10, 1954" (6 sheets), *on condition* that the building shall not be increased in height or area and that in all other respects it shall meet the requirements of all laws, rules and regulations applicable thereto; that the apartment proposed on the 5th floor shall be used only by the *owner* of the entire building in conjunction with the office space on the same floor.

* Correction—The word "occupant" changed to "*owner*" in the next to the last line of the resolution, as indicated in italics.

COURT DECISIONS

(Continued from page 717)

determination of the Board of Standards and Appeals was justified on the law and facts. The motion herein to dismiss the order of certiorari is granted and the decision of the Board of Standards and Appeals affirmed."

(New York Law Journal, May 11, 1954, page 13.)

DISCONTINUANCE OF PROCEEDINGS

Matter of Lena Oxenhandler vs. Board:—On July 28, 1953, the Board granted a variance under Section 7, subdivisions f and i, for a term of twenty (20) years, to permit in a business use district, the erection and maintenance of an automobile showroom, motor vehicle repair shop (accessory to authorized dealer's use), also the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of auto parts and accessories and offices, and to permit the parking of customers and employees' cars (no fee to be charged); Cal. No. 45-36-BZ, Vol. II; Premises 1924-1938 Broadway and 1992-2016 Eastern Parkway Extension, southeast corner, Borough of Brooklyn.

At Special Term, Kings County, Supreme Court, a stipulation and agreement by and between the attorneys for the respective parties hereto for the discontinuance of the certiorari proceedings in the above matter, without costs to either party, was signed on February 11, 1954, and granted by the Court on March 5, 1954.

NOTICE

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THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

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BULLETIN

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BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 20, 1954, Copy of Petition and Order of Certiorari was served on the Board by Robert Williamson, attorney for owner, Santini Realty Co., Inc., in re the Board's determination on April 20, 1954, denying application from a decision of the Borough Superintendent, under Sections 7-e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the demolition of an existing three-story dwelling and the erection and maintenance of a one-story structure to be used as stores, using more than the area permitted; Cal. No. 718-29-BZ, Vol. II; premises 2016-2022 Grand Concourse, southeast corner of Bush Street, The Bronx.

COURT DECISION.

Matter of Tulbro Realty Corp. vs. Board:—On January 12, 1953, the Board denied, under Sections 7, subdivision f, and 7A of the Zoning Resolution, an application to permit in a business use district the change in occupancy from sale and display and parking of more than five motor vehicles to gasoline service station, car washing, storage and sale of accessories, with show windows and business entrance nearer to residence use district than is permitted; Cal. No. 290-53-BZ; Premises 1401-86th Street, northeast corner of 14th Avenue, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Norton sustained the Board's determination in the following decision:

By Mr. Justice Norton.

In re Tulbro Realty Corp'n (Murdock)—This is an application by the respondents, the Board of Standards and Appeals, to vacate the order of certiorari, to dismiss the petition upon which it was granted, and to affirm the determination made by the board in denying the application for a variance made pursuant to sections 7(f) and 7-A of the Zoning Resolution.

Petitioner is the owner of the corner premises known as No. 1401 Eighty-sixth street and No. 8523 Fourteenth avenue, Borough of Brooklyn, City of New York, located in a business use district, which consist of a plot 100 feet front and 100 feet deep, presently used as an auto parking lot and for the sale of second-hand automobiles. The board denied petitioner's application for permission to erect a gasoline station, car washing, two lubricatoriums, sales of automobile accessories, and an office on the aforementioned premises. The board's determination was based upon the ground that there was no justification for the exercise of its discretion to grant a zoning variation under the foregoing sections.

The pertinent statutes vest discretionary power in the board to grant variances in accordance with the provisions of the Zoning Resolution and the courts have recognized that the Board of Standards and Appeals is the agency to which the power to vary applicable provisions of the Zoning Resolution has been granted.

Here, the board found that the site involved is sufficiently provided with gasoline stations and that there was no need to permit a further non-conforming use thereat. It also found that the public safety and general welfare would be best secured by preventing the invasion of this area by another non-conforming use. It is now well established that neither a pre-existing non-conforming use nor a non-conforming use by virtue of variance granted by the board can constitute a basis for granting a new variance (Werner v. Walsh, 212 App. Div., 635, aff'd without opinion 240 N. Y., 689).

Here, the petitioner purchased the property with full knowledge of the provisions of the zoning regulations and consequently is in no position to ask for a variance on that ground (Matter of Corbett v. Zoning Board of Appeals, 283 App. Div., 282, 283). It is also

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420-53-A—Vol. II—H.B.Bx.—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (1st floor and cellar); (Block 3280, Lot 5), Borough of The Bronx, Amendment to Alt. 233-53.

541-53-A—H.B.Q.—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens, Alt. 1000-53.

659-53-A—H.B.Q.—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens, Revocation of Certificate of Occupancy #84750-52 issued re Alt. 2702-52.

678-53-A—H.B.M.—235 East 116th street, north side, 193.4 ft. west of 2nd avenue (Block 1666, Lot 16), Borough of Manhattan, Amendment to Alt. 748-53.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 2, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 2, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision; then to June 2, 1954, for additional inspection and for decision; hearing previously closed.

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corp., owner (C. and C. Food stores, Lessee).

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to store (super-market). **PREMISES AFFECTED**—395-397 Court street, east side, 100 ft. south of 1st place and 106 1st place (Block 459, Lots 2 and 6), Borough of Brooklyn.

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

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PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

513-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Theodora Condars, owner.

SUBJECT—Application July 2, 1953—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—103-01 to 103-23 Beach Channel drive, south side, from Beach 104th street to Seaside avenue (Block 588, Lots 11, 64 and 76), Rockaway Beach, Borough of Queens.

611-53-BZ

APPLICANT—Morris Rothstein and Son, for Wesley A. Roche, owner.

SUBJECT—Application August 5, 1953—(decision of the borough superintendent) under section 9A(a) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling to a height greater than that permitted within two miles of an airport.

PREMISES AFFECTED—2515-2545 East 29th street, southeast corner of Avenue Y (Block 7445, Lots 39, 49 and 65), Borough of Brooklyn.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

120-39-BZ—Vol. II

APPLICANT—F. D. Koehler Company, Inc., owner.

SUBJECT—Application reopened May 11, 1954 re extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JUNE 2, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 2, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

143-54-SM

APPLICANT—United States Plywood Corp. (J. A. Fitzpatrick, Agent).

SUBJECT—Application February 16, 1954—Weldwood $\frac{3}{4}$ Hour Door (weldrock core).

552-53-SM

APPLICANT—Simpson Logging Company, owner (James A. Phillips, Inc., Agent).

SUBJECT—Application July 9, 1953—Simpson Acoustical Tile, FRF Finish.

583-53-SM

APPLICANT—Hamilton Manufacturing Company, owner.

SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, No. L-18VB and L-019VB.

438-52-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application May 27, 1952—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-lok System).

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733-49-SM

APPLICANT—Aetna Steel Products Corp., owner.
SUBJECT—Application September 15, 1949—Aetna Hollow Steel (1 $\frac{3}{8}$ "') One and One-Half Hour Fire Door.

812-52-SM

APPLICANT—Duffy Concrete Products, Inc., Owner-Manufacturer.
SUBJECT—Application November 5, 1952—Duffon Concrete Plank (concrete plank for roof and floor construction).

733-48-SM

APPLICANT—Van-Packer Corp., owner.
SUBJECT—Application June 1, 1948—Van-Packer Flue (chimney for coal, wood gas, etc.).

520-48-SM

APPLICANT—Precast Building Sections, owner.
SUBJECT—Application June 1, 1948—Precast Building Sections (masonry walls).

150-48-SA—Vol. II

APPLICANT—OverHead Heaters, Inc., owner.
SUBJECT—Application reopened as Vol. II—April 3, 1951 re Shafconaier Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater).

243-52-SA

APPLICANT—Gruenberg Electric Company, Nelson Air Device Corp., owner.
SUBJECT—Application March 24, 1952—Geco Industrial Oven (electric).

121-35-SA

APPLICANT—Timken Silent Automatic Division, Timken-Detroit Axle Company, owner.
SUBJECT—Application reopened April 29, 1952—Timken Silent Automatic Water Heater, Models 40-A and 50-B.

620-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened February 5, 1952—U.S.G. Sheathing and Samson Gypsum Sheathing.

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).
SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.
SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.
SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday Morning, June 8, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner
SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed; applicant to obtain decision from Borough Superintendent as to Section 21A; then to June 8, 1954, pending decision of the Board of Estimate on new proposed revision of Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.
SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.
SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.
PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.
SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuild upon portion of plot.
PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

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Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision. No further argument; hearing closed.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on un-built upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

Laid over from May 18th, 1954 to June 8, 1954, for further hearing; applicant and Park Department to file plan showing Cadman Plaza and entrance thereto.

219-54-A

APPLICANT—Edward Handelman, for The Heights Co., Inc. (formerly Clinton Building Co., owner); (Clinton Garage, Inc., lessee).

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn.

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unre-

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stricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.
PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for consideration by the Board and for decision; hearing closed; no further argument.

156-53-A

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Apeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed; then to June 8, 1954, for applicant to file revised plans.

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886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).
PREMISES AFFECTED—3060 Eastchester road, south-east corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed; then to June 8, 1954, for applicant to file revised plans; no further argument, hearing closed May 4th.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under

section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

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74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

842-52-BZ

APPLICANT—David Kraus, for Benmain Properties, Inc., owner.

SUBJECT—Application December 3, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from garage to business building (plumbing supply business, stock, salesroom, manufacturing and office).

PREMISES AFFECTED—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 8, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix (Samuel L. Kohn, lessee).

SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.

SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co. Inc., lessee (Estate of Bernard London, owner).

SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

723-44-A—Vol. II

APPLICANT—Irving M. Fenichel, for Lomada Realty Corp., owner (L-S Manufacturing Company, Inc., lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—70-17 51st avenue, north side, 45.04 ft. west of 71st street and 50-40 71st street (2nd floor); (Block 2440, Lot 48), Woodside, Borough of Queens.

9-54-A

APPLICANT—New York Transit Authority, City of New York, owner.

SUBJECT—Application January 5, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—65 Commercial street, north side, from Box street to Newtown creek (Block 2472, Lot 425), Borough of Brooklyn.

20-54-A

APPLICANT—Lama, Proskauer and Prober, for Isaac Klapper, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2125-2127 86th street, north side, 200 ft. east of 21st avenue and 2124-2136 85th street (2nd floor); (Block 6347, Lots 16 and 67), Borough of Brooklyn.

77-54-A

APPLICANT—James E. Casale, Joseph L. Ennis and Co., Inc., owner.

SUBJECT—Application February 4, 1954—filed pursuant to Sec. 310, M.D.L. for variation of sec. 172 (subdiv. 2) of M.D.L. re min. dimension of yard.

PREMISES AFFECTED—963 Lexington avenue and 151-153 East 70th street, northeast corner (Block 1405, Lot 22), Borough of Manhattan.

279-54-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.

SUBJECT—Application April 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-19 to 23-61 129th street, east side, 57.82 ft., 115.64 ft., 167.64 ft., 219.96 ft., 271.96 ft. north of 25th avenue; 150.05 ft., 202.05 ft., 254.05 ft., and 306.05 ft. south of 23rd avenue; 128-17 25th avenue, northeast corner of 129th street; 23-26 to 23-64 129th street,

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west side, 48.90 ft., 158.14 ft., 103.52 ft., 212.76 ft. and 267.05 ft. north of 25th avenue; 23-26 to 23-36 129th street, west side, 203.81 ft., 258.92 ft. and 313.14 ft. south of 23rd avenue (Block 4232, Lots 1, 48, 50, 53, 55, 57, 60, 64; Block 4234, Lots 6, 9, 12, 15, 18, 21, 23, 25, 27 and 28), College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 15, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans; then to June 15, 1954, for inspection and decision without further argument; hearing closed.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from May 18, 1954 to June 15, 1954, for inspection and decision; hearing closed.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.

SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision; hearing closed; no further argument.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

Laid over from May 25, 1954, to June 15, 1954, for inspection and for decision after applicant has submitted additional information.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, at request of applicant.

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727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, in conjunction with Cal. 726-53-BZ.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed.

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application April 17, 1951—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district more than one building on a lot by the erection of a two story garden development not in conformity with the area district requirements of zoning resolution as to rear guards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2(15)), Flushing, Borough of Queens.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

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PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the extension to existing structure of class 1 construction on 1st floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretakers apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application January 5, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district

CALENDAR

for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

Laid over from May 18, 1954, to June 22, 1954, for inspection and decision without further argument; hearing closed.

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A of the zoning resolution, to permit in a residence and business use, B and C area district, the change in use from theatre and stores to supermarket and stores by reconstructing the existing structure and also to erect a new one story extension using more than the area permitted; and to permit a loading berth without the required width.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn.

14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin et al., owners (Werner Auto Service, lessee).

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the continuation of existing automobile showroom, and storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes; and to permit the added uses of body and fender repairs, spraying, and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers cars; and to permit a gasoline service station (private use), and to permit the sale and display of used cars on open portion of plot.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

522-52-BZ

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from wet wash laundry on first floor to public garage.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. each of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

710-52-A

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application September 24, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

925-52-BZ

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from public garage to motor vehicle repairs, body and fender repairs, paint and spray work, welding room, storage room, and locker rooms.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1½ in. west of Fort Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

847-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 21 and 19(a) of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles, and repair shop, and to continue the use as office and beverage storage, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¾ in. west of 5th avenue (Block 6066, Lots 19, 21, 22, 23 and 24), Borough of Brooklyn.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h

CALENDAR

of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, El area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and garage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 22, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 25, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 11, 1954, were approved as printed in the Bulletin of May 18, 1954, Vol. 39, No. 20.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office and to include garage for more than five motor vehicles and the parking of motor vehicles. PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Walowit, Margaret Watson and Theodore Earne.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 8, 1954, 10 A. M. for applicant to file revised plans.

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: Joseph B. Cavallaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

386-44-BZ—Vol. III

APPLICANT—Irving Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner, and 32 Irving place (Block 642, Lot 1), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant—Irving M. Fenichel and Ben. Levee.

For Opposition: Mrs. C. Carlson, Mr. D. Fostyk and Mrs. D. Fostyk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.

SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Gus P. Chiarello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension of garage with required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Gus P. Chiarello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vito P. Battista and Margaret Crocitto.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

MINUTES

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non-automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street, northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph S. Weiss, Leon L. Lev, Harry D. Meislich, Beatrice F. Goldberg, Edna Rowan Taureck, Florance Barbari, Cecilia Farrell, Bert A. Bernheim and Joseph W. Taureck.

For Administration: Samel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision; hearing closed; no further argument.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 149.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Opposition: None.

For Administration: Samel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and for decision after applicant has submitted additional information.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 698-53-BZ.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street north side, 25 ft. east of Hooper street and 412 Hooper street, (Block 2400, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. at request of applicant.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. in conjunction with Cal. 726-53-BZ.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district that is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee, G. Lazerus and M. M. Elkind.

For Opposition: P. Wolf Winer.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for applicant to file revised plans.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: A. Conte, Lillian Horn, Mildred Keshner, Santo Capna, Paul Ackerman, Harriet Sederer and Max Klein.

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For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 8, 1954, at 10 A. M. for applicant to file revised plans; no further argument; hearing closed on May 4th.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.
SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street, and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Horn, William J. Jones, C. H. Tipton and H. A. Malone.

For Opposition: Joseph Danahy, Theodore H. Friend and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.
SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, storeroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: Charles Stocck, William Stocck, Germanio De Monte and Roberto Lattanzio.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Amelia Valentino and Michael Durante.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed.

715-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B (Block 394, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, David S. Levy and Martin G. Dechter, owners.

SUBJECT—Application September 21, 1953 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot (previously granted by the Board—expired by time limitation).

PREMISES AFFECTED—454-464 Southern boulevard and 826 East 147th street, southeast corner (Block 2600, Lots 29 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, to consider rearrangement and reconstruction; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Southern boulevard and East 147th street are in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 28, 1953 acting on N.B. Applic. 830-53, reads:

"1. On a premises located in a business use district (with the exception of a small triangle located in unrestricted use district) the proposed gasoline service station, lubritorium, car washing, minor auto repairs (hand tools only), storage, office and sales, parking and storage of motor vehicles is contrary to Art. II, Section 4 of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 213.55 ft. and 48.17 ft. frontage by 132.50 ft. in depth, irregular, presently used as a parking lot and for the sale of motor vehicles under Alt. Applic. 51-49, for which certificate of occupancy 5442 has been issued; that it is proposed to remove these uses and erect a modern gasoline service station consisting of eight storage tanks and six dispensing pumps; that the proposed accessory building will be of class 3 construction, one story in height, with a frontage of 50 ft. and a depth of 28 ft. 8 in. and will contain the conjunctive uses of office and sales, storage, lubritorium, car washing and minor auto repairs with hand tools only; that a part of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that under Cal. 540-30-BZ, on January 13, 1931, the Board granted a variance permitting a gas station and garages for the storage of more than five motor vehicles; that this variance expired as the site was not developed; that on January 30, 1933 the Board again granted a variance for the above uses; that these uses were never installed and it is requested that this former grant be again restored; that the site is partly in an unrestricted zone wherein the proposed uses would be legal and it is requested that these uses be extended to the entire site; that the site is adjoined to the south and east by an unrestricted zone in which there are many unrestricted uses; that directly opposite the site in a business zone in block 2582, lots 1 and 12 are developed with a gas station and lot No. 7 with a motor vehicle repair shop; that therefore the site is completely adjoined with an unrestricted zone or faced with non-conforming uses and it would be impractical to develop the site with a conforming use; that Southern boulevard is a main auto lane leading across the Bronx and as such the proposal is entirely in keeping at this point; that the proposed gas station will be in harmony with the affected area; and

WHEREAS, the applicant states the owner has held title to the property since August 12, 1953 and that the assessed valuation of the land is \$24,700; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Committee recommends that the application should be granted, having noted that the premises were previously permitted for a gasoline service station, which was not constructed, and have since been occupied for parking; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the installation of the proposed uses from the unrestricted into the business use district, as proposed and as indicated on plans filed with this application marked "Received September 21, 1953," 4 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Southern boulevard; that any retaining walls necessary on the rear or side lines for supporting adjoining premises shall be constructed by this owner; that the premises shall be arranged substantially as proposed on such plans; that the accessory building shall comply with the requirements of the Building Code in all other respects; that there shall be no cellar underneath such building; that there shall be no openings in the lot line opening to adjoining premises; that from such accessory building to East 147th street there shall be maintained a masonry wall as a retaining wall and similar wall shall be constructed and maintained along the interior lot lines to the east and north to the building line of Southern boulevard; that pumps shall be of a low approved type and erected not nearer than 15 ft. from the street building line; that curb cuts shall be limited to curb cuts as shown, namely three (3) curb cuts, 30 ft. in width each to Southern boulevard and one of similar width to East 147th street: that the sidewalks and curbing abutting the premises shall be recon-

structed or repaired to the satisfaction of the Borough President; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to a permanent sign attached to the front of the accessory building and to the illuminated globes of pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such sign may be erected either toward the southerly side or near the intersection; that at the intersection there shall be erected a block of concrete not less than 12 in. in height and extending along either building line for a distance of not less than 5 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that under Section 7i, there may be repairing, mainly with hand tools for adjustments, and carried on only inside of the accessory building; that under Section 7c, there may be parking and storage of motor vehicles; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman Sons, Inc., owner.

SUBJECT—Application March 5, 1954 (decision of the borough superintendent), under sections 7e, 19A(h) of the zoning resolution, to permit in a residence use district, for a term of ten years, the change of present uses of bake shop, storage and locker room, garage for more than five motor vehicles and packing room (previously granted by the Board), to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading, with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, George Klein and Sydney Bare, Jr.

For Opposition: John W. Kral.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors..... 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 6, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice of publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 71st street is in a residence use, A area, class 2 height district; York avenue and East 72nd street are in residence and business use, A area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1954 acting on Alt. Applic. 143-54, reads:

"1. Proposed extension of a non-conforming use of a garage for more than five motor vehicles and storage, to include factory work in a residence use district is contrary to Art. II section 3 of the Z.R. and also contrary to the B of S & A resolutions Cal. 487-47-BZ and Cal. 488-47-A.

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2. Door openings for loading berths should not be less than 12'-0" Section 19A(hl) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 and 100 ft. frontage by 204 ft. 4 in. in depth, irregular, on which is located a class 3 building partly 2, 3 and 4 stories in height, erected prior to 1913; that under Alt. No. 310-47 and Cal. No. 487-47-BZ and 488-47-A, the premises were converted to the following uses: sub-cellar, bake shop; cellar, garage and locker room; 1st story, garage for more than five motor vehicles; 2nd story, packing room; that certificate of occupancy No. 85014 was issued for these uses on January 11, 1949; that the door openings for the loading and unloading space are existing and comply in all respects with section 19A of the zoning resolution, except in width; that one opening is 10 ft. 6 in. wide and the other is 11 ft. wide; that it would create an unnecessary hardship and expense to the owner to make the doors 12 ft. wide; that in their present condition they are practical and serve the owner's purpose; that it is proposed to secure a variance of the building zone resolution for a period of ten years to change the present uses as called for under certificate of occupancy No. 85014 to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading; and

WHEREAS, the applicant contends that inasmuch as this site was in an unrestricted zone, the affected area was developed with non-conforming uses, but the character of the streets, because of the present non-conforming uses, is definitely unrestricted, as follows: block 1483, lot 33—garage, factory and loft; lots 28 to 32, parking lot; lot 23, motor vehicle repair; lot 41, garage and dwelling; lot 42, factory; lot 11, loft and garage; lot 10, garage; lots 9 and 1, factory; block 1455, lot 28, warehouse; lot 27, store and dwelling; block 1484, lot 5, loft; lot 8, store and dwelling; lots 9 to 14, factory; lot 16, store and dwelling; lot 26, part of gas station in residential zone; and

WHEREAS, the applicant states that the present owner has held title to the property since December 22, 1914; that the assessed valuation of land is \$105,000 and of the buildings \$80,000, making a total of \$185,000; that the building was erected prior to 1913.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1947, as amended by resolutions adopted through March 16, 1948, by adding thereto:

"that in the event the owner desires to sell the premises so as to permit occupancy throughout by a plumbing concern storing plumbing supplies and cutting and threading pipe, such change of occupancy may be permitted for a term of five (5) years, as proposed and as shown on plans filed with this application, marked 'Received March 5, 1954' (9 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Building Code therefor and all other laws, rules and regulations applicable thereto; that the cellar and sub-cellar shall be protected with a sprinkler system which need be not more than one-source fed from one street supply; that signs on the premises shall be restricted to such signs as would be permitted for a similar building when located in a retail use district; that as to objection 2, that under Section 19A, subdivision h, the existing doors may be permitted; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

773-47-BZ—Vol. III

APPLICANT—Henry Nordheim, for Vincent Amatucci, owner.

SUBJECT—Application October 19, 1953 (decision of the borough superintendent), under section 7c of the zoning

resolution, to permit in a retail use district the alteration and erection of a one story accessory building on existing gasoline service station (previously granted, an extension in area by the Board), and the removal of existing pits and the installation of a new pit and a new hydraulic lift. PREMISES AFFECTED—3883-3889 East Tremont avenue, east side, 59.25 ft. north of East 177th street (Block 5439, Lots 3, 5 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Housings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 10, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East Tremont avenue and East 177th street are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1953 acting on Alt. Applic. 847-53, reads:

"1. The proposed alteration and extension of a non-conforming use in a retail use area, i.e., the erection of a one story storage building accessory to an existing gas station and the provision of a new pit and hydraulic lift is contrary to Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.16 ft. frontage by 93.16 ft. in depth, irregular, upon which is located two buildings; that the northerly building is occupied as stock room and office and the southerly building as stock room for lubricating oil and auto laundry; that it is proposed to erect an extension between these two buildings, 26 ft. 3 in. front by 6 ft. in depth, to be used for the storage of non-volatile lubricants and all other lubricating oils; that this smaller building will be so located as to better facilitate lubrication of cars on the hydraulic lift and greasing pit; that the hydraulic lift will be new and the three existing pits are to be filled in for the reason that they are too centrally located and are a hindrance to movement of cars; and

WHEREAS, the applicant contends that the proposed building will improve the appearance of the site for at present there is an old metal fence in very bad repair between the existing buildings, unsightly and not worth the cost of repairing; that the space now taken up in the oil stock room is needed for the stocking of tires and batteries; that the building will be constructed entirely of cinder block with white stucco to street front and coated with cement on rear wall; and

WHEREAS, the applicant states that the owner has held title to the property since June 1, 1921 and further states the valuation of land is \$9,600 and for the buildings \$16,300, making a total of \$25,900, and states the building was erected October 24, 1947; and

WHEREAS, the premises was inspected in connection with the prior case.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 1, 1949, by adding thereto:

"* * * that the open grease pits shall be removed and filled in and the space surfaced; that there may be one open greasing pit and a pneumatic lift erected in the space

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as proposed and as indicated on plans filed with this application marked "Received October 19, 1953", 3 sheets, and there may be constructed a one story building at the rear for such equipment as shown on such plan, provided such building does not exceed one story in height and is used for the purpose as proposed; and where not inconsistent with the resolution above cited, adopted March 1, 1949, the requirements of such resolution shall be complied with in addition to this amended resolution; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application April 27, 1953 (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles on unbuilt upon portion of lot, with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street (Block 2235, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 19, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; and laid over to May 18, 1954, for inspection and decision without further argument; hearing closed; then to May 25, 1954, for decision after applicant has filed revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broadway and 204th street are in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1953 acting on N.B. Applic. 54-52, and superseded by N.B. 54-52 dated December 23, 1953, reads:

"1. Proposed use as a gasoline service station, including accessory sales, lubrication, car washing, minor motor repairs & parking for more than five (5) motor vehicles, located partly within a residence use district and partly within a business use district is contrary to Art. II, Para. 3 & Para. 4, Zoning resolution.

2. Show window lies partly within 75 ft. of residence use district and is therefore contrary to Art. II, Para. 7A, Zoning Resolution.

3. Extensions of curb cuts located within 200' of an entrance to a public park constitutes an extension of a non-conforming use and is therefore contrary to Art. V, Para. 21A, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 200 ft. 6 in. in depth, on which is located a one-story brick building, consisting of office, toilet and heater room; that there are also located on the property a three-pump concrete island and three open grease

pits; that in addition, there is a wood picket fence running parallel with Broadway, distant 78 ft. from the Broadway building line; that the portion of the premises east of this fence slopes sharply downward and is vacant; that the gas station now on the premises was erected in 1925 under Permit No. 980, dated April 9, 1925 which was issued on Applic. N.B. 70-1925; that certificate of occupancy No. 9876-1925 is submitted with this application, but all of lot No. 1 is not covered by this certificate and an area extension is therefore sought to permit use of the entire lot; that it is proposed to remove existing building and to erect a new three-bay service station 30 ft. by 62.5 ft. and will, in addition to the office, accommodate three bays, two for lubrication and one for car washing, ladies' and men's rest rooms and storage and heater rooms; that the construction is to consist of concrete foundations and floors, cinder block and concrete block walls, wood roof framing, sheet rock or plaster board ceilings and asphalt roofing; and

WHEREAS, the applicant contends that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that it is also proposed to remove the wood picket fence, to grade and pave the easterly portion of the premises and to use same for parking and storage of more than five motor vehicles; that a ramp will be constructed from the service station area down to the lower level of the parking and storage area; that no change is contemplated with respect to the existing curb cuts but an additional curb cut is proposed on 204th street for access to the parking and storage area; that existing grease pits are to be removed and a two pump island is to replace the existing three pump island; that the area immediately adjacent to the pump island will be paved with concrete and the remaining open area will be paved with asphalt; and

WHEREAS, the applicant contends that Broadway and nearby Dyckman street are important vehicular thoroughfares; that the station was built in 1925 according to standards and requirements of that day and does not now meet the present day requirements; that open greasing facilities are outmoded and do not adequately serve the public and an enclosed lubritorium will make available modern greasing facilities; that the proposed modernization will improve the general appearance of the neighborhood; that the parking and storage facility will remove from the public streets many of the vehicles now clogging the thoroughfares in this vicinity and will alleviate traffic congestion; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states the owner has held title to the property since June 1, 1942 and through affiliated corporations and reorganization since 1924, and further states that the land valuation is \$53,000 and of the buildings \$2,000, making a total of \$55,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Committee recommends that the application should be granted to permit extension of area and uses substantially as proposed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c & i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit extension of area as proposed and as indicated on plans filed with this application marked "Received February 16, 1954," 6 sheets, and "May 21, 1954," 4 sheets, on condition that the premises shall be rearranged and constructed and maintained as indicated on such revised plans marked "Received May 21, 1954," 4 sheets; that there shall be no opening to West 204th street except one curb cut now existing adjacent to Broadway; that existing curb cuts to Broadway, as shown, may be continued; that all existing buildings and uses on the premises shall be removed and the premises shall be reconstructed, substantially as indicated on such plans except that the facing of the accessory building shall be of face brick; that there shall be no cellar underneath

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the accessory building; that such building shall be arranged as indicated and shall comply in all other respects with the requirements of the Building Code; that the rear portion of the premises under section 7c may be occupied for the parking of motor vehicles awaiting service or having been serviced; that pumps shall be erected not nearer than 15 ft. to the street building line of Broadway and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a masonry wall or a woven wire chain link type fence for a total height of not less than 5 ft. 6 in. replacing the board fences and on the street building line of West 204th street for the distance as shown; that there shall be erected a similar woven wire fence erected on a masonry base; that the parking area shall be reached for exit and entrance only by means of the ramps as shown; that the parking area shall be paved with clean gravel or steam cinders and treated with a binder or paved throughout with asphaltic paving as proposed and with suitable yard drain; that wood bumpers shall be maintained along such fences at all points for protection of fences and walls of adjoining premises; that the balance of the premises shall be paved with concrete or asphaltic pavement; that sidewalk and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under section 7i, there may be minor repairing with hand tools only carried on within the accessory building for adjustments; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and not extending above the roof and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend in the direction parallel to West 204th street for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application November 30, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office, and to permit the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner (Block 343, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 15, 1953 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin;

laid over to May 25, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Delancey street and Ridge street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1953 acting on N.B. Applic. 137-53, reads:

"1. Proposed garage for parking and storage of more than five motor vehicles, servicing, lubritorium, car washing, brake testing, minor auto repairs, wheel alignment, office & showroom, gasoline service station, parking and storage of motor vehicles in a business use district is contrary to Article II Section 4a(15)(46)(29) of the Z.R. and also contrary to the B. of S. & A. Resolution Cal. #1076-48-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 114 ft. 4 in. frontage by 76 ft. 4 in. in depth, presently used as a parking lot, for which certificate of occupancy No. 37384 has been issued; that it is proposed to remove the present use and erect a modern one story building of class 3 construction, having a frontage of 114 ft. 4 in. on Delancey street, 36 ft. 4 in. on Ridge street and irregular along the interior lot lines; that the building will be used as a garage for parking and storage of more than five motor vehicles, auto servicing, lubritorium, car washing, brake testing, minor auto repairs, wheel alignment, office and auto showroom; that the open area will be developed with a gasoline service station consisting of eight 550-gallon gasoline tanks and four dispensing pumps; that a part of the open area will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the site occurs in the heart of the most congested part of the city, where all of the buildings are old and a modern development of any sort would be an improvement to the community; that the site is faced on the south by a high masonry embankment of the Williamsburgh bridge and is unsuitable for habitation, or stores; that the shopping center has developed to the west, where the bridge approach is at grade; that the many non-conforming uses in the affected area show that the site is incorrectly zoned; that the non-conforming uses in the area are as follows: block 342, lots 37, 38 and 44, lumber yard and poultry market; block 343, lot 71, motor repair shop; block 343, lots 75 and 66, factory and garage; that under Cal. 1076-48-BZ, the Board granted a variance for a public garage; that Delancey street is a main auto lane leading to East River drive; and

WHEREAS, the applicant states that the present owner has held title to the property since March 14, 1944; that the assessed valuation of land is \$45,000, making a total of \$45,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and consideration has been given to the previous grant for a garage which has not been constructed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of twenty (20) years, to permit the premises to be occupied as a garage building and repair shop with a gasoline service station and parking substantially as proposed and as indicated on plans filed with this application marked "Received November 30, 1953," 4 sheets, on condition that all present uses, fencing and structures on the premises shall be entirely removed and the building shall be erected not over one story in height, substantially as proposed, and meeting the requirements in all other respects with the zoning resolution and the requirements of the Building Code and all other laws and rules applicable thereto; that the yard space in the back shall be properly paved and shall have a brick wall as proposed on the interior lot lines; that pumps for the sale of gasoline shall be erected not nearer than 15

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ft. from the street building line of Delancey street; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to Delancey street; that on the building line along Ridge street from Delancey street to the wall of the accessory building there shall be constructed a masonry wall with picket fence, as proposed, to a total height of 5 ft. except such wall may be reduced to a height of 3 ft. 6 in. within 5 ft. of the building line of Delancey street, with proper terminating posts at the building line; that no curb cut shall be nearer than 5 ft. to any building line as prolonged; that at the intersection within the building lines there shall be erected a block of concrete not less than 12 in. in height and extending for a distance of 5 ft. along the building line; that signs shall be restricted to a permanent sign attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that the pumps shall be of a low approved type; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon tanks; that sidewalks and curbing abutting the premises shall be repaired or constructed to the satisfaction of the Borough President; that under Section 7i, for a similar term, there may be servicing of motor vehicles within the building, as proposed, and including such servicing also as a lubritorium, car wash, brake testing, wheel alignment and minor repairs; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application January 18, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced (previously withdrawn), for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner (Block 12962, Lot 84), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Joseph Deutsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-	
ert and Keating and Deputy Chief Connors	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 2, 1954 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; and laid over to May 25, 1954, for inspection and decision—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Merrick boulevard are in a retail use, D area, class 1 height district; 224th street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 7, 1954 acting on N.B. Applic. 4896-53, reads:

“1. Proposed use for Gasoline Service Station, Lubritorium, Auto Laundry (non-automatic), Office, Storage and Sales of Auto Accessories, and Parking of cars waiting to be serviced, contrary to uses permitted in a Retail Use District under Art. II Sec. 4-A of the Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 117.96 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 60 ft. by 31 ft. in depth, irregular, one story, 13 ft. in height, of class 3 construction, to be used as lubritorium, auto laundry and office, with ten 550 gallon gasoline tanks, four dispensing pumps, with two curb cuts on Merrick boulevard and one on 224th street; that it is further proposed to park cars waiting to be serviced; and

WHEREAS, the applicant further states that as of July 25, 1916 the subject premises was in a business use district, one times height district and a D area district; that on January 21, 1947 the use district was changed from business to retail and on June 30, 1952 the height district was changed from 1 to $\frac{1}{2}$; that no petition or proposed amendment is pending to change the zoning designations affecting this plot; and

WHEREAS, the applicant contends that under Cal. No. 637-49-BZ, an application affecting these premises was filed to permit the erection of a gas station, lubrication, auto washing, office and sale of automobile accessories; that this application was withdrawn on February 15, 1950 at the request of the then applicant “inasmuch as the plot is to be used for a branch public library”; that subsequently an alternate site for the public library was approved by the Board of Estimate at the westerly side of 225th street approximately 226 ft. south of Merrick boulevard, in block 13105, lot 7, and the public library has been erected thereat; and

WHEREAS, the applicant further contends that there is no economic demand for the construction of retail stores at the subject premises as nearby stores adequately serve the needs of the neighborhood, nor is there any demand for residential purposes because the property is situated on heavily trafficked street and because of the character of development of premises in the immediate neighborhood; that block 12961, lot 18 contains a funeral home; block 12963, lot 308, auto showroom and motor vehicle repair shop; block 12964, lot 276, parking lot; block 13100, lot 34, lumber yard and on lot 37, parking lot; block 13103, lot 21, gasoline station and motor vehicle repair shop and in block 13105, lots 33 and 41, auto showroom, motor vehicle repair shop, gas station and parking lot for patrons and employees; that there is a demand for the use of the subject premises as a gas station because it is located on a heavily trafficked street; that a grant of this application would not adversely affect the neighborhood as the proposed use would be in conformity with the character of the uses established at the other three corners of this intersection, which are devoted to automotive uses; that the gas station will be of the parkway type with landscaping and fences; that a grant of this application would enable the owner to obtain the beneficial use of its property without adversely affecting any one; and

WHEREAS, the applicant states the owner has held title to the property since August 3, 1950 and further states the assessed valuation of land is \$16,000, no buildings, for a total of \$16,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Committee has given careful consideration to the proposal, particularly as it might affect the adjoining residential occupancies and believes that no serious effect will occur as to the adjoining residential area with the conditions the Board intends to impose; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the premises to

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be constructed and maintained substantially as proposed and as shown on plans filed with this application marked "Received January 18, 1954," 3 sheets, *on condition* that all existing uses on the premises shall be entirely removed; that the plot shall be leveled substantially to the grade of the abutting streets and shall be arranged as indicated on such plans, except that there shall be no curb cut to 224th street; that along the 224th street building line and the rear line and along the easterly lot line there shall be erected a masonry fence which may be of the masonry and steel picket type for a total height of not less than 5 ft. except along the rear line where the wall shall be masonry for the full height; that such wall may be reduced to a height of not less than 3 ft. 6 in. within 10 ft. of the Merrick boulevard building line to the east and west; that the accessory building shall be of the design as proposed and there shall be no cellar under such building and it shall be arranged as proposed, and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type and erected not nearer than 15 ft. from the street building line; that curb cuts shall be restricted to two curb cuts to Merrick boulevard only, each not over 30 ft. in width; that at the intersection there shall be a block of concrete not less than 12 in. in height extending for a distance of not less than 5 ft. along each street building line; that the gasoline storage tanks shall be limited to ten (10) 550-gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to the Merrick boulevard line for a distance of not more than 4 ft.; that the space shown to be landscaped shall be maintained with suitable planting and protected with concrete curbing together with additional space now proposed for parking to the rear of the premises on a line north of the rear line of the accessory building as extended; that the balance of the station shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that where no curbs or sidewalks exist on the streets abutting the premises, such new curbs and sidewalks shall be constructed to the satisfaction of the Borough President; that parking of cars awaiting service may be permitted under Section 7f as proposed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

133-50-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Arthur L. Krauss, owner.

SUBJECT—Application January 14, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office (previously denied by the Board, including auto showroom, wheel alignment and parts department).

PREMISES AFFECTED—73-33 Yellowstone boulevard and 67-02 Juno street, southeast corner, 66-82 to 66-102 Selfridge street and 67-03 to 67-13 Kessel street (Block 3183, Lot 2), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and C. J. Schley.

For Opposition: William E. Frost.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 2, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Yellowstone boulevard, Selfridge street and Kessel street are in residence and business use, D area, class 1 height districts; Juno street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1954 acting on N.B. Applic. 4985-53, reads:

"1. The use of the premises as a gasoline service station, auto washing, lubrication, office, accessory sales & minor repairs with hand tools only in a Business Zone is contrary to Art. II Sec. 4 subsection (a) 29, 46 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. by 233.36 and 129.06 ft., triangular in shape, presently vacant; that a previous application under Cal. No. 133-50-BZ was withdrawn on July 11, 1950 and then later reopened and denied on July 25, 1950; that this previous application proposed a large flat roofed building containing an auto showroom and repair shop, and also proposed driveways from both Yellowstone boulevard and Selfridge street to the gasoline station area; that it is now proposed to develop the site with a parkway type of service station; that the proposed building will be less than 1500 sq. ft. in area, will have a peaked roof and will have face brick facades on all four sides; that the building will be set back from all streets so as to minimize its effect on surrounding property; that the repairing proposed under section 7i will be confined to the interior of the building and will be limited to minor adjustments using hand tools only; that an ornamental wrought iron fence on a brick base will be constructed along the building lines of Juno street, Selfridge street and Kessel street, as well as along the lot line of adjoining lot No. 1; that shrubbery and planting, protected by a concrete curb, will be provided along all of these building lines; that with this layout, the gas station will actually be confined entirely to the Yellowstone boulevard frontage; that pumps, signs and curb cuts will be installed only on Yellowstone boulevard, with pumps set 15 ft. back from the building line; that considerable study has been given to the design of the accessory building to achieve a parkway aspect; that chimneys are being constructed at each end of the building, a bay window is to be provided for the front of the office and a cupola constructed at the center of the roof; that it is felt that this design will achieve an inconspicuous building with a residential aspect, entirely in harmony with the residential development to the east of the site; and

WHEREAS, the applicant contends that Yellowstone boulevard is a heavily travelled traffic artery; that although there is an existing gas station on Yellowstone boulevard directly opposite the site, in block 3150, lot 129, this station does not serve north bound traffic since the heavy traffic discourages motorists from crossing the opposing lane; that adjoining this existing gas station there are some large advertising billboards on the railroad property; that there is a Long Island railroad trestle crossing Yellowstone boulevard just south of Kessel street; that there are some large store buildings just north of the site on Selfridge street and Yellowstone boulevard in block 3184, lots 1 and 7, which are adequate to serve the needs of nearby residences; that because of these stores and because the railroad embankment cuts off the area to the south, it would not be economically feasible to construct stores on this plot; that the site is also

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located in a D area district and the triangular shape and limited area permitted, constitute a further barrier to the construction of stores; that the type of service station herein proposed, with the fencing and planting as designed, will better protect the light, air and appearance of the neighborhood than would a taxpayer building, if such a building was economically feasible; that in designing this station, it was felt imperative to protect the residential character of the side streets, and it is felt that the design submitted achieves this protection and limits the station to the main traffic artery; that this site was originally in an unrestricted zone and the use zoning was changed from unrestricted to business on December 5, 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4985-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application March 31, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. H. Hoffnoyle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 26, 1953 subject to regular procedure, for re-hearing; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954 for decision and inspection; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 147th street are in residence and local retail use, C area, class 1 height districts; Northern boulevard is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1953 acting on N.B. Applic. 583-53, reads:

"1. Use of premises located partly in a residence use district and partly in a local retail use district as a gasoline service station, lubritorium, minor auto repairs, car washing, auto showroom for new and used cars, office, parts department, parking and storage is contrary to Art. II Sec. 3 & 4C of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 153 ft. frontage by 105.30 ft. in depth, irregular, presently vacant; that it is proposed to erect a new automobile service center consisting of an auto showroom and a gasoline service station; that the contemplated building will

have a frontage of 74 ft., a depth of 53 ft., one story in height, of class 3 construction, and contain the aforementioned auto showroom and the necessary conjunctive uses to such showroom and gas station, these uses to consist of lubritorium, minor auto repairs, office and car washing; that the gas station will consist of ten 550-gallon gas tanks and six dispensing pumps; that a portion of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the modern trend in automotive service has been to provide any service an owner may require in one place, from the purchase of his car to the maintenance and fueling of said car, and the project as proposed will be in line with these needs; that Northern boulevard is a very highly traversed auto lane and as such the project is entirely in keeping at this point; that the large residence development in the area has also created a need for the proposed showroom and gas station as such services are not available in the affected area; that there are more than sufficient stores in the area for public requirements; that although the site is partly in a residence zone the project will be confined to the local retail zone and the auto showroom is a permissible use in the local retail zone; that a planted area, 20 ft. in depth, will be maintained on the southerly lot line which will afford permanent additional light and ventilation to adjoining residence area and also act as a buffer between zones; that a 6 ft. wide planted area will be maintained along 147th street, except for a short distance in order to afford entry to the site, which will help maintain the residential aspect of 147th street; that a 15 ft. wide portion of the site at the easterly end will be reserved for a conforming use, and this, together with the permissible 30 ft. wide auto showroom will act as a buffer to the rest of the frontage on Northern boulevard to the east; that the highly modern design of the building and the contemplated treatment of the entire site with its landscaping and planting will enhance the appearance of the entire area and be in keeping with the modern trend in commercial design; and

WHEREAS, the applicant states that as of July 25, 1916 the property was in a residence district and on November 11, 1926 the portion of the property within 100 ft. of Northern boulevard was changed to a business district; that the present local retail designation became effective on September 18, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no sufficient reason advanced to justify a favorable decision to reverse the prior action of denial under Volume I; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 583-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

182-52-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Vercon Holding Corporation, owner.

SUBJECT—Application January 29, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia parkway, 169-01 to 169-07 19th avenue, northwest corner, 169-02 to 169-04 18th avenue and 18-01 to 18-19 169th street (Block 5743, Lot 75), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 2, 1954 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; Utopia parkway, 19th avenue, 18th avenue and 169th street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1954 acting on N.B. Applic. 1922-53, reads:

"1. The use of premises located in a local retail use district as a gasoline service station, lubritorium, minor auto repairs, car washing, office & sales, parking and storage of motor vehicles is contrary to Art. II Sec. 16-C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 201.41 ft., 80.86 ft., 195.02 ft. and 30.54 ft. frontage by 80.96 ft. and 195.02 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station to consist of ten 550-gallon storage tanks and six dispensing pumps; that the contemplated accessory building will be of colonial design having brick facades and a peaked roof, a frontage of 65 ft. and a depth of 30 and 31 ft., and will be of class 3 construction; that the building will contain the conjunctive uses of office, sales, lubritorium, minor auto repairs and car washing; that the northerly part of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the highly modern colonial design of the building will be in accord with the community and enhance its appearance; that the parking and storage of motor vehicles will help alleviate the parking situation in the area; that there are to be no exits or entrances to the site on 169th street so that this street will not be affected; that all exits or entrances will be confined to Utopia parkway; that the site is in an irregularly shaped block completely isolated by streets on the four sides and will be entirely occupied by the proposed gas station so that no other property or owner can be affected;; that the isolation of the plot makes it entirely unsuitable for stores, which in any event would not be warranted at this time as there are sufficient stores in the area for public requirements; that Utopia parkway is a heavily trafficked auto lane leading across Queens and as such the proposal is entirely in keeping at this point; that the large apartment and home development makes this a required service to the community inasmuch as there are no other gas stations in the entire affected area; and

WHEREAS, the applicant states the owner has held title to the property since January 30, 1952 and further states the assessed value of land is \$2,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a similar application under Section 7e, under Vol. I was withdrawn after hearing and inspection and recommendation for denial; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was

therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 1922-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

714-52-BZ

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application October 8, 1952 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (retail stores), using more than the area permitted.

PREMISES AFFECTED—608 East 11th street, south side, 143 ft. east of Avenue B (Block 393, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; applicant to file complete set of plans and submit letter as to what other properties the owner owns in this area; then to May 25, 1954, at request of the applicant's representative and for submission of name of proposed tenant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 11th street is in residence and local retail use, B area, class 1½ height districts; Avenue B is in a local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 1, 1952 acting on N.B. Applic. 46-52, and superseded by N.B. Applic. 46-52 dated January 25, 1954, reads:

"3. Proposed structure for retail stores in a residence use district is contrary to Art. II, Sec. 3 of Z.R.

4. Entire proposed coverage of lot is contrary to Art. II, Sec. 12(b) of Z.R. since the 65% provision is exceeded."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 94 ft. 9½ in. in depth, presently vacant; that it is proposed to erect a one-story and cellar commercial building; that the walls will be of brick and concrete block construction, foundation walls to be of concrete; that floor and roof beams will be of timber and the front of the building will consist of brick walls, glass windows and wood doors; and

WHEREAS, the applicant contends that although the present use is residential, there are many business uses now existing along this street; that the buildings on this street date from the beginning of the century; that the character of the street is established and there would be no adverse effect by the proposed use; that it is not likely that the character of this district will change in the near future and if such change should occur at a distant date, the limitation in years of the proposed use will provide a safeguard when existing conditions will change; that the property cannot be used for any purpose except commercial; that a residential improvement here is out of the question and unless a use such as proposed were approved, the property would be unproductive both to the owner and to the city; that although the proposed building is in excess of area requirements, it is only one story in height, whereas the predominant height of buildings on this street is 5 to 6 stories and therefore the proposed building

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will serve to maintain desirable openness to a greater degree than any present building on the block; that the greatest majority of buildings on this street are in excess of present area requirements and therefore the proposed area of the building in question would not represent a unique or unusual condition on this street; that the property is relatively small and strict observance of the area requirements would make the possible area of this building too small to be economically desirable or warrant construction; that strict compliance with the letter of the law would be unnecessary in view of the fact that the proposed construction would not adversely affect any adjoining property owners; and

WHEREAS, the applicant states that as of July 25, 1916 the property in question was in a business district and was rezoned to its present use designation on November 29, 1945; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant now proposes the tenant of the building to be the Eagle Realty Associates, engaged in the real estate and management business, now located at 531 East 13th street, New York City; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, as to use, for a term of fifteen years, to permit the building as proposed and for the occupancy as proposed and hereinbefore stated and as indicated on plans filed with this application marked "Received October 8, 1952," 1 sheet, "January 15, 1954," 2 sheets, and "January 20, 1954," 1 sheet, *on condition* that the building shall comply with all requirements of the Building Code therefor, and also with the requirements of the zoning resolution as to area, and shall be constructed one story only in height; that signs to advertise the real estate brokerage and management business, as proposed for the occupancy, shall comply for similar buildings when located in a local retail district; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

296-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Dept. of Marine and Aviation, owner (West End Development Corp., lessee).

SUBJECT—Application April 20, 1953 (decision of the Department of Marine and Aviation), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station for servicing of boats, with two curb cuts to be used as business entrances, a bathing beach, a boat basin including storage, rental, anchorage and repairs of small boats, and to erect an approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, and to erect shower stalls and lockers, and anchor floats to pier, all for a term of fifteen years.

PREMISES AFFECTED—3701-3771 Bayview avenue, north side, from Seagate avenue to 37th street (Block 6956, Lots 65 and 165), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock and Deputy Chief Con-
nors 2

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 20, 1954 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; applicant to furnish copy of agreement with the Department of Marine and Aviation and copy of lease; then set for May 25, 1954; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Bayview avenue is in residence and business use, C area, class 1 height districts; Seagate avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Department of Marine and Aviation dated April 17, 1953, reads:

"You applied for a permit to use and develop premises as follows: bathing beach, build new boat basin including storage, rental, anchorage and repairs of small boats, erect approved type quonset hut to be used as a luncheonette, office and sale of boat equipment, erect shower stalls and lockers, anchor floats to pier, construct two curb cuts and install 2-550 gallon gasoline tanks and pumps northerly of Bayview Avenue, between West 37th Street and Seagate Avenue, Gravesend Bay, Borough of Brooklyn.

The proposed installations are in a residential use district and are contrary to Art. 2, Sec. 3 of Zoning Resolution.

You are advised, therefore, that your application for permit is hereby denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 647 ft. 11 in. frontage by 400 ft. in depth, irregular, on which are located a pier and a quonset hut; that the pier was erected before 1925 and was used as a landing pier for excursion boats; that this pier was repaired in 1952 under Department of Marine and Aviation Permit No. 43987; that it is proposed to maintain and repair the present pier and erect a new 20 ft. by 48 ft. quonset hut on said pier, to be used as a luncheonette, office and sales of boat equipment; that the westerly portion of the premises will be used as a bathing beach and for the storage of boats in the winter time; that the easterly portion of the site will be used as a boat basin for the rental, storage, anchorage and repairing of small boats; that it is also proposed to install two 550-gallon gasoline tanks and two gasoline pumps on the pier for the servicing of boats; that a new breakwater and bulkhead will be erected on the northerly and easterly lot lines; and

WHEREAS, the applicant contends that inasmuch as this pier has been in existence since before 1925 and at which time it was being used for the landing of excursion boats, it is only proposed to continue a similar commercial use; that the proposed use will not be a detriment to the affected area and will not affect Bayview avenue any more than a yacht club, which would be a permissible use in a residence zone; that lot No. 65, now under water, is owned by the City of New York, Department of Marine and Aviation and leased by the owner of lot No. 165; that lot No. 65 was leased for the uses requested under this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution to permit the development of the premises for the uses proposed.

Resolved, that the decision of the Commissioner of Marine and Aviation, dated April 17, 1953, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

496-53-BZ

APPLICANT—Abraham Grossman, for 39 East 63rd Street Realty Corp., owner. (Pathological and Diagnostic Laboratories, Inc., lessee).

MINUTES

SUBJECT—Application June 18, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the use of cellar and basement as a clinical laboratory in existing building used as a doctor's office and multiple dwelling, for a term of fifteen years.

PREMISES AFFECTED—39 East 63rd street, north side, 221 ft. east of Madison avenue (Block 1378, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Morris A. Misbin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 63rd street is in residence and restricted retail use, B area, class 1½ height districts; Madison avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 28, 1953 acting on Alt. Applic. 138-53, reads:

"A1. The proposed use of cellar and basement as a Clinical Laboratory in a Residence District is contrary to Article II, Section 3, sub. 6 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. 5 in. in depth, on which is located a building 20 ft. frontage by 85 ft. in depth (typical floor 59 ft. deep), four stories, 52 ft. in height, of class 3 construction, used as a multiple dwelling, doctor's office and clinical laboratory; that it is proposed to continue use of basement and cellar as a clinical laboratory; and

WHEREAS, the applicant contends that the premises were purchased in January, 1947 for the sum of \$72,000 for the primary purpose of establishing on the basement and cellar floors a physician's office and clinical laboratory; that the basement and cellar were so used from the date of purchase to the present date without interruption and without interference or criticism until an anonymous complaint was filed with the Department of Housing and Buildings on September 15, 1952; that pursuant to such complaint a violation was placed against these premises in that their use was a violation of the zoning resolution because the basement was being used for the conduct of a business; that during a period of six years, the sum of \$28,000 has been expended adapting and using the premises now declared under violation; that if this application is denied, the owner would suffer great hardship and the entire loss of these expenditures, since the improvements made would have no value once said use is terminated; that a certain amount of goodwill with the medical profession would be seriously curtailed and diminished by the termination of its work at these premises, and in addition enormous expense would be incurred in acquiring new quarters and adapting them for this use, which would be an unnecessary hardship; that doctor's offices are permitted in multiple dwellings such as this, and it is contended that the premises herein are used as a doctor's office; that Dr. Josef Gudemann, the chief stockholder of the petitioning corporation is a practising pathologist maintaining his office at the premises under violation and maintains a clinical laboratory as part of his practice, both for his own patients and those of other practicing physicians; that a large practice has been developed over the years, and it is because of this large

practice that criticism has been made that a business is being conducted at the premises; that Dr. Gudemann conducts only the practice of medicine and like any other specialist in the field of medicine accepts forwarding work from other physicians; that he does not hold himself out to the general public as a laboratory nor does he render reports or diagnoses to the general public, restricting reports and diagnoses only to physicians or to his own patients; that there is no advertising to the general public nor is laboratory work of any kind accepted from the street or from the public generally; that there is neither public display nor signs of any kind on the face of the building other than the doctor's name; that the work of a pathologist, by its very nature, deals with clinical and laboratory examination and for this reason a laboratory is maintained; that group medical centers are permitted on the street floor of multiple dwellings and no prohibition or limit is placed on, or size of laboratories used in conjunction with the activities of these group medical centers; that the street contains business uses as follows—store used as a laundry at No. 25 East 63rd street, which is to the west of the affected premises; that directly across the street are two restaurants in active operation, one at No. 26 East 63rd street and the other at No. 28 East 63rd street; that in view of the foregoing, a variance is requested for a term of fifteen years to permit the doctor to conduct his laboratory in the same manner as it is now conducted; and

WHEREAS, the applicant states that the present owner has held title to the property since January 5, 1947; that the assessed valuation of land is \$32,000 and of the building \$30,000, making a total of \$62,000, and that the building was erected 1882; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the doctor's office and laboratories are maintained by the person who is also the owner of the building; and

WHEREAS, it is contended that the use has existed for about seven years without question until recently; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, to permit the use of the basement and cellar as proposed for a term of fifteen (15) years as indicated on plans filed with this application marked "Received June 18, 1953," 3 sheets, "April 19, 1954," 2 sheets, *on condition* that this use, as now being maintained, shall continue under the terms as herein proposed without material change in function; that in the event the present tenant moves, this variance shall cease; that the premises shall be maintained otherwise as proposed and as now existing and the laboratory and doctor's facilities shall be maintained to the satisfaction of the Commissioner of Health; that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that the existing bronze sign in front of the premises may be retained but not enlarged; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

760-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Warren Wyckoff Realty Corp., owner.

SUBJECT—Application October 19, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the egress from existing garage to parking lot, located in the business use portion of plot.

PREMISES AFFECTED—503 Warren street, north side, 150 ft. east of Nevins street and 272-280 Wyckoff street (Block 394, Lots 9, 10 and 51), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Warren Street are in business and unrestricted use, B area, class 1½ height districts; Nevins street and Wyckoff street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1953 acting on Alt. Applic. 3166-53, reads:

"1. Egress to existing garage from business portion of lot is contrary to Art. II Sec. 4a-15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 21 and 100 ft. frontage by 200 ft. in depth, irregular, on which is located a garage 21 ft. front by 100 ft. in depth, one story, 14 ft. in height, of class 3 construction, erected under N.B. Applic. 1579-47; that the gas station and gas pumps were installed under Misc. No. 1148-47 and no certificate of occupancy has been issued; that the rear of the premises, having a frontage of 100 ft. on Wyckoff street, is occupied for the parking and storage of more than five motor vehicles, installed under Alt. No. 3616-51, for which use no certificate of occupancy has been issued; that the present 24 ft. by 51 ft. frame shed is to be removed; and

WHEREAS, the applicant contends that the present garage building facing on Warren street and the present parking and storage of more than five motor vehicles facing on Wyckoff street are to be maintained; that a rear door has been installed in the rear of the building facing Warren street, giving access to the parking lot facing on Wyckoff street; that inasmuch as the lots on both streets are under the same ownership and as the uses are similar and will be used conjunctively, the block cannot be affected; that main access to the garage building is from Warren street and excess cars are stored at the parking lot, which has its own entrances and exits from Wyckoff street; that as the present uses are legal, it is requested that this application be granted; and

WHEREAS, the applicant states the owner has held title to the property since February 28, 1951, and further states the assessed valuation of land is \$12,500 and of buildings \$9,700, making a total of \$22,200, and the date of erection of building is 1947; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit the extension of use on lots 9 and 10 to include lot 51, as proposed and as indicated on plans filed with this application marked "Received October 19, 1953," 3 sheets, and "March 17, 1954," 1 sheet, on condition that the curb cut to the premises on Warren street shall be subject to a permit therefor; that the building on such lot number 51 shall not be increased in height, and to permit the continuance of one gasoline pump and one 550-gallon tank as proposed and located where shown but not for sale of gasoline to the

public; that at the rear of such building there shall be an approved overhead door which shall normally be closed after working hours; that the existing frame building now on the premises, erected without a permit, shall be removed as proposed; that there shall be on the lot lines of the premises where walls of adjoining buildings do not occur a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be maintained along the line of Wyckoff street with no openings therein except a gate, where shown, opposite the existing curb cut, 17 ft. in width, for which a permit shall be held; that the premises where not built upon shall be suitably paved; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

761-53-BZ

APPLICANT—Burke, Green and Groh, for Bacall Realty Corp., owner (Goldcrest Store Fixture Corp., lessee).

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a manufacturing use district the change in occupancy of part of 1st floor from manufacturing use to wood working shop, using power driven saws.

PREMISES AFFECTED—90-12 Van Wyck expressway, northwest corner of 91st avenue (Block 9364, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 16, 1954 after due notice by publication in the Bulletin; laid over to April 20, 1954, for inspection and decision; applicant to submit uses in building since erection, and also machinery used in the building; then to May 11, 1954, for decision after applicant has reported to the Board as to ventilating fan and cyclone; hearing closed; then to May 25, 1954, for applicant to file further revised plans and for information as to fans and the means of collecting sawdust and shavings; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing use, D area, class 1 height district; 135th street and 91st avenue are in residence and manufacturing use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 6, 1953 acting on amendment to Alt. Applic. 1369-52, reads:

"1. Proposed change of use of portion of the first floor to a wood working shop using power driven saws in a manufacturing use district is contrary to Article II Sec. 4-F of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 250.3 ft. frontage by 200.39 ft. in depth, irregular, on which is located a building 250 ft. frontage by 100 ft. in depth (typical floor 200 ft. by 100 ft.), 3 stories, 40.3 ft. in height, of class 3 construction, presently used as assembling and manufacturing of store fixtures and show cases, including wood working, spraying and painting; that it is proposed to continue use by changing use of portion of 1st floor to wood-working shop, using power tools; and

WHEREAS, the applicant further states that as of July 25, 1916 the property in question was in an unrestricted district,

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a 1½ times height district and a C area district; that on February 7, 1947 the present use zoning became effective and on June 30, 1947 the property was rezoned to its present height and area designations; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the building in question is a three story fireproof building occupied as a factory in accordance with plans approved under Alt. No. 1369-52; that a portion of the 1st floor is used as a wood-working shop for the manufacture of store fixtures, wood trim, etc.; that this shop is confined to the corner portion of the 1st floor with a frontage of 70 ft. on Van Wyck expressway and 100 ft. on 91st avenue; that this area is shown on the 1st floor plan of proposed conditions and the plan also shows power driven equipment used in the wood-working shop together with a notation showing the horse power of the motors; that the area to be used for woodworking is located at the corner of the large plot; that there is 100 ft. of land and buildings on the same plot to the west of the woodworking area and 180 ft. of buildings on the same plot to the north of the woodworking area; that this provides effective separation of the woodworking use from adjoining properties; that the proposed plans show a one story and cellar extension to be erected on a plot 65 by 100 in the rear of the present factory adjacent to another portion of the building in question; that this extension has already been approved by the building department and is not a part of this application but is shown merely to give the Board a complete picture of the entire operation on this property; and

WHEREAS, the applicant further contends that the lessee has been a tenant of this building since the 20th of August, 1952 and at that time it was not contemplated that the use of any saws would be necessary for the conduct of the business; that as the business increased, circular saws were brought in which resulted in the subsequent violation being placed upon the property and is the reason this case is brought before the Board; that the present tenant's lease runs to October 1, 1957; that the building is located along Van Wyck expressway in an area which seems ideally set aside for such buildings; that it is in a manufacturing district and the sole purpose of this application is to grant the existence of a woodworking shop with circular saws in the portion of the building on the northwest corner of 91st avenue and Van Wyck expressway; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of five (5) years to permit the occupancy of the space on the 1st floor of the building as proposed and as indicated on plans filed with this application marked "Received October 21, 1953," 10 sheets, "May 7, 1954," 2 sheets, and "May 21, 1954," 2 sheets, *on condition* that the uses proposed shall not exceed or be extended from the area now being occupied as shown on such plans; that there shall be erected on the roof in accordance with Bulletin No. 12 of the State Labor Department a cyclone connected to each woodworking machine making sawdust or shavings, so as to exhaust such material to the roof cyclone which shall be emptied when necessary in accordance with the requirements of such rules; that the number of woodworking machines listed in letter filed with the Board shall not be increased; that the spray booth shall meet the requirements of the rules therefor and shall be maintained to the satisfaction of the Fire Commissioner; that the fans exhausting such spray booth shall be reduced in speed so as to reduce the noise; that in all other respects this portion of the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that all permits shall be obtained, including a certifi-

cate of occupancy and all work completed within six (6) months from the date of this resolution.

818-53-BZ

APPLICANT—Ingram S. Carner, for Edward J. Thomas, owner.

SUBJECT—Application November 17, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the reconstruction of accessory building on existing gasoline service station, so as to include gasoline service station, lubricatorium, car washing, storage and sale of accessories, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—1676 3rd avenue and 182 East 94th street, southwest corner (Block 1522, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25th, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a business use, B area, class 1½ height district; East 94th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1953 acting on amendment to N.B. Applic. 60-52, reads:

"3. The reconstruction of an existing accessory building to an existing gasoline service station so as to include gasoline service station, lubricatorium, car washing, office and sales of auto accessories and parking of cars waiting to be serviced on a plot located in a business use district is contrary to Article II Section 4(a) (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 4¼ in. frontage by 36 ft. 8 in. in depth, on which is located a gasoline service station, for which certificate of occupancy No. 9624-25 (N.B. 565-24) has been filed; that the accessory building is 6 ft. by 12 ft. as shown on existing conditions and is of class 5 construction on the lot line; that it is proposed to rebuild the accessory building of masonry class 3 construction; that the increase in area will be approximately 54 sq. ft. and will definitely improve the property and the neighborhood; that it is proposed to leave all other conditions existing; and

WHEREAS, the applicant contends that in view of the fact that this property has been a gasoline service station for approximately 30 years and since the improvement will in no way adversely affect the neighborhood, but will provide a much needed up-to-date office in which to conduct this existing business, it is requested that this appeal be granted; and

WHEREAS, the applicant states the owner has held title to the property since August 19, 1924 and further states the land is assessed at \$16,000 and the building \$1,500, for a total of \$17,500, and further states the building was erected in 1924; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the Board has taken into account that this is not a proposed station but an existing station which was established before the zoning resolution went into effect, and the committee recommends that

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in view of those conditions that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the erection of the proposed accessory building to replace the present accessory building as shown on plans filed with this application marked "Received November 17, 1953," 4 sheets, *on condition* that such accessory building shall comply in all respects with the requirements of the Building Code and shall be only for the use as proposed as accessory to the gasoline service station as existing and to supplement the existing accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

904-53-BZ

APPLICANT—Leonard F. Rothkrug, for Alexander McLarnon, owner.

SUBJECT—Application December 22, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing structure on 1st floor, using more than the area permitted.

PREMISES AFFECTED—794 Manhattan avenue, east side, 150 ft. south of Calyer street (Block 2597, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Albert Kunzi and Alexander McLarnon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Manhattan avenue and Calyer street are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1953 acting on Alt. Applic. 4913-53, reads:

"1. Proposed extension is contrary to Article 4 Section 13b of the Zoning Resolution in that it exceeds allowable area."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. frontage by 65 ft. in depth, four stories, 45 ft. in height, of class 3 construction, used as a multiple dwelling (six families), with a store on 1st floor; that it is proposed to extend the store on 1st floor to cover balance of lot (25 by 35 ft.), one story in height, of class 3 construction; and

WHEREAS, the applicant contends that the existing building is 25 ft. front by 65 ft. in depth, and it is proposed to extend only the 1st floor 35 ft. to the rear lot line; that the area of the lot is 2500 sq. ft.; area of existing building, 1625 sq. ft.; area of proposed building, 2500 sq. ft., and area in excess is 350 sq. ft.; that the site is located in a highly developed retail sales area and there is a shortage of space for business expansion; that the Board, acting on 744-51-BZ, affecting premises 802-812 Manhattan avenue, granted an area district

variance; that the building adjoining the site to the north was extended to within 4 ft. of the rear lot line at a time when 100% coverage was allowed in a C area district; and

WHEREAS, the applicant states that the present owner has held title to the property since September 16, 1953; that the assessed valuation of land is \$16,500 and of the building \$6500, making a total of \$23,000; that the building was erected 1916; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the extension to existing building on the first floor only, substantially as proposed and as indicated on plans filed with this application, marked "Received December 22, 1953" (4 sheets) and "April 1, 1954" (1 sheet), *on condition* that the building shall not be increased in height or area; that the proposed extension of the height shown shall comply in all other respects with the requirements of the Building Code and all other laws, rules and regulations applicable thereto; that there shall be no windows opening on the side or rear lot lines; that the existing stairs to cellar from the rear shall be either removed or arranged so that there is a fireproof door at the wall line of the cellar into the crawl space under the proposed extension; that any skylights shall be not nearer than 10 feet to any building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

913-53-BZ

APPLICANT—Charles M. Spindler, for Ranf Realty Corp., owner.

SUBJECT—Application December 29, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—19-27 Rockaway avenue and 577-589 Chauncey street, northeast corner (Block 1512, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 height district; Rockaway avenue is in local retail and business use, C area, class 1 height districts; Chauncey street is in residence, local retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1953 acting on N.B. Applic. 1355-53, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales & minor repairs with

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hand tools only, located within a business use district is contrary to Art. 2, Sect. 4a-29 & Sect. 4a-46 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 110 ft. in depth, used for the parking and storage of motor vehicles; that there is a two story 10 by 24 ft. former projection room which is to be removed; that this plot was originally used as an open air theatre in conjunction with the motion picture theatre immediately east of the site (block 1512, lot 21); that the open air theatre has not been operated for many years and the plot is now used as a parking lot; that the adjoining theatre, as well as the store and office building on lot 28, is still under the same ownership as the site; that it is proposed to develop the site with a modern gasoline service station; that fencing will be provided along the lot lines and planting and shrubbery will be installed; that the proposed building will have face brick facades, the gas station area will be paved and pumps will be set back 15 ft. from the building lines; that the entire block on which this site is located is zoned for business; and

WHEREAS, the applicant further states that adjoining the site on the north is a parking lot, while immediately to the north is a large store and factory building; that also within the affected area is a motor vehicle repair shop and a wet wash laundry and garage; and

WHEREAS, the applicant contends that there has been no new construction in this area in many years; that the general character of the neighborhood is deteriorating so that the construction of a conforming use would not be economically advisable; that the retail stores along Rockaway avenue are generally run down in character with a number of vacant stores within the affected area, and under these circumstances, there is no demand for a new store building; that the site and the motion picture theatre have constituted a single lot (lot 1) ever since the theatre was first established in 1914; that the open yard was first used as an open air theatre about 1920 and the brick projection booth now on the site was constructed in 1930; that many factors combined to eliminate the demand for the open air theatre and as a result the outdoor theatre use was abandoned and the improvement herein proposed is the only practical method of securing a reasonable income from the property; and

WHEREAS, the applicant further contends that Rockaway avenue is a heavily travelled thoroughfare with no gas stations for a considerable distance so that the proposed station will render a needed service to this area; that in view of the fact that this property has not yielded an adequate return for a great many years, and since the proposed service station will be an improvement over the present appearance of the site and a benefit to the motoring public, it is requested that this application be granted for a temporary term of fifteen years; and

WHEREAS, the applicant states the owner has held title to the property since June 29, 1945 and the assessed valuation of the land is \$21,000 with no buildings; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received December 29, 1953," 4 sheets, *on condition* that all existing uses on the premises shall be entirely removed and the premises shall be leveled substantially to the grade of the abutting streets and shall be constructed and arranged as indicated on such plans; that the accessory building shall have no cellar underneath and shall

be arranged as indicated, and comply in all other respects with the requirements of the Building Code; that the pumps shall be erected not nearer than 15 ft. to either street building line and shall be of a low approved type; that planting shall be maintained with proper curb protection with suitable planting material in the spaces as indicated; that curb cuts shall be restricted to two curb cuts to Rockaway avenue and two curb cuts to Chauncey street, where shown, and 30 ft. in width each; that within the intersection there shall be a block of concrete not less than 12 in. in height and extending for a distance of 5 ft. along either building line; that the number of gasoline storage tanks shall not exceed twelve (12) 550 gallon tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to have two leaves, one from Chauncey street and one from Rockaway avenue, and to extend from the building line not over 4 ft.; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under section 7, subdivision i, for a similar term there may be minor repairing with hand tools for adjustment carried on only within the accessory building; that on the interior lot lines there shall be erected a steel picket fence to a total height of not less than 5 ft. 6 in. erected on a masonry base not less than 12 in. in height; that such fence shall have a suitable masonry terminal post at the building line of Rockaway avenue, and at that point the fence may be reduced for a distance of ten ft. from Rockaway avenue to a total height of not less than 4 ft.; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

44-54-BZ

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application January 26, 1954 (decision of the borough superintendent), under section 7d of the zoning resolution, to permit in a residence use district the erection and maintenance of a one story central telephone exchange building (new dial center).

PREMISES AFFECTED—5501-5523 Avenue I, north side, from East 55th to East 56th streets, 1057-1081 East 55th street and 1018-1040 East 56th street (Block 7759, Lots 1, 4, 5, 7, 9, 11, 13, 76 and 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward B. Cadley, Adolph C. Roehm and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25th, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Avenue I, East 55th street and East 56th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1954 acting on N.B. Applic. 1448-53, reads:

1. "Proposed bldg. to be used for Telephone Exchange in a 'Residence Use' zone, is in violation of Article II, Section 3 of the Zoning Resolution."

and

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REGULAR MEETING

TUESDAY AFTERNOON, MAY 25, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 180 and 200 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 109.6 ft. front by 132.2 ft. in depth, one story, 14.3 ft. in height, without basement, of class 1 construction, to be used as a central telephone exchange (new dial center); and

WHEREAS, the applicant further states that no area or height question is involved in this appeal; that the premises are located in a D area district and class 1 height district and there has been no change in the use, height or area district designations since July 25, 1916 and there is no petition pending for any change in these designations; that the premises are not subject to any restrictive covenant and at the present time are unimproved; and

WHEREAS, the applicant contends that it purchased these premises in nine separate parcels during the period July 11, 1952-December 18, 1952; that the plot was selected for a telephonic center to serve the East Flatbush section of Brooklyn; that the East Flatbush area includes Canarsie, Bergen Beach, Mill Basin and the easterly part of Flatlands and is one of the last remaining areas in New York City containing large tracts of undeveloped lands; that there are indications of extensive housing construction in this section in the near future; that at the present time, portions of the East Flatbush section are served from three different telephone exchange buildings, the Rockaway avenue, Kenmore place and Albemarle road exchanges; that all these exchanges are now congested and in order to provide relief it is necessary that a new wire center be established as soon as possible; that the premises involved here are located in proximity to a main cable route of the Company and, considering present as well as future service requirements of the East Flatbush district, provide the most practical available site for the proposed new central telephone exchange; that the initial requirement is for a one story building and it is estimated that the proposed building will be adequate for at least eight years; that present schedules contemplate that the proposed exchange building will be completed in the latter part of 1954 and that the initial dial equipment installation will be ready for service about June 1, 1955; that the proposed building will be of a type as to harmonize with the new brick residences and school building in the neighborhood; that the floor, roof and columns will be constructed of reinforced concrete and the exterior walls will be light red-face brick; that the coping, window lintels and sills and the front entrance will be of limestone; that the maximum number of employees assigned to the proposed building at any one time will be twelve; that in view of the urgent need for increasing and improving telephone facilities in this area, it is requested that the Board grant this application; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision d, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision d, of the zoning resolution, to permit the erection and maintenance of a one story central telephone exchange as proposed and as indicated on plans filed with this application marked "Received January 26, 1954," 6 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws and rules relative thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

740-53-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Luigi Molia, owner (Anna Raffo, Administratrix).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—53 East 8th street, north side, 290 ft. 10¾ in. east of University place (Block 560, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1953, on Alt. Applic. 1241/53, reads:

"1. Existing exits of factory building, including cellar, as previously accepted by the Board of Standards and Appeals under Cal. #1370-17-S of November 8, 1917, is now contrary to Sec. 271, Labor Law as amended July 1, 1948."

and

WHEREAS, the applicant states that the building is 7 stories, 79 ft. in height; 25 ft. by 88 ft. in area, of class 3 construction, erected 1905, now located on a lot 25 ft. by 93 ft. 11 in. in area, in a local retail use, C area, class 1¾ height district, and used and occupied since 1905—cellar, ordinary storage, no persons; 1st to 7th floors, factory, 5 persons on the 1st, five on the 2nd, two on 3rd, 10 on the 4th, and 20 on each of the 5th, 6th and 7th floors; that the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. wide interior wood stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and two fire escapes, one front and one rear, extending to roof by ladder and to street by ladder; and

WHEREAS, the building was originally erected under N.B. Applic. 962/05 for use as store, office and lofts; and

WHEREAS, the applicant states that the building was altered under Alt. Applic. 1992/17 pursuant to which a variance was granted by the Board under Cal. No. 1370-17-S, permitting the use of the building as a tenant factory and no certificate of occupancy has as yet been issued; and

WHEREAS, the applicant states that it is now intended to maintain the building in its present use and occupancy with the existing exits as previously accepted by the Board; that there is an existing wood stair from the 7th floor to the 1st floor; that this stair leads to street and access can be obtained to the roof by a scuttle and ladder; that the stairs are enclosed with fire retarded partitions; that secondary egress can be had by a fire escape at the rear of the building leading from the 7th floor to an iron platform at the 1st floor level with egress from such platform to the adjoining lot to the north; that there is also a fire escape on the front of the building leading directly to the street; that the cellar is used for ordinary storage with no permanent occupancy; that access can be had from the cellar by a 5 ft. wide stair direct to the street with steel sidewalk doors flush with sidewalk which will be made easily openable from the inside; that the present interior wood stair from cellar to 1st floor will be enclosed with 4 in. fireproof blocks, equipped with fireproof self-closing door at cellar level; that the entire building is

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provided with a power elevator leading from the cellar to the 7th floor and access can be had directly from the elevator to the street on the 1st floor; and

WHEREAS, the applicant contends that in view of the facts that the conditions have remained substantially unchanged since the granting of the variance by the Board in 1917, it is requested that this application be granted; and

WHEREAS, the premises were inspected by a committee of the Board which found a dangerous condition and lack of a second means of exit in the first floor and due to removal of adjacent buildings no safe means for reaching the street from the rear fire escape; that the building adjoining to the east has means of exit to its courts but doors thereto are maintained barred and not readily usable for exit from that building or to furnish a means of escape for the building under appeal.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1241/53, Obj. 1, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

782-53-A

APPLICANT—Leonard Lazarus, for Kessler-Pirozzi, Inc., owner.

SUBJECT—Application November 4, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-02 to 153-26 North Hempstead turnpike, south side, 23, 41.07, 59.13, 77.20, 95.26, 113.33, 131.39 and 149.46 ft. east of 153rd street and 96.97, 105.03, 123.10 and 141.16 ft. west of Kissena boulevard (Block 6437, Lots 40 to 51 inclusive), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1953, on N.B. Applic. 4179/52 and 4181/52 to 4192/52, inclusive, reads:

"1. Common conc. driveway 6" above level of garage floors as proposed is contrary to C26-1221.1 Sub. 2.b of the B.C."

and

WHEREAS, the applicant states that each of the lots in question is approximately 18 ft. front by 119 feet in depth, located in a residence use, D area, Class 1 height district, upon which there have been erected two-story Class 3 constructed one-family dwellings 18 ft. by 37 ft. in area with accessory garages; and

WHEREAS, the applicant states this is an appeal from a decision of the Borough Superintendent denying a proposed amendment to permit the surface of a community driveway in the rear of a group of 13 attached houses to be situated above the grade of the finished garage floors; that Section C26-1221.1 paragraph 3 (a) requires that a community driveway be not less than 6 inches below the garage floor; that in the instant situation the driveways are approximately 6 inches above the garage floors; and

WHEREAS, the applicant contends that the rear yards were originally below the garage floors; that if the driveway had been built at the original grade the provisions of the Code would have been complied with but the physical situation would have been very unsatisfactory since the grade of the streets and of the adjoining land would have thrown a large quantity of water into the rear yards after a rain-storm; that for this reason the owner purchased \$1500 worth of fill to raise the grade of the rear yards and it was then deemed advisable to raise the paved portion of the driveway above the unpaved portion of the rear yards and

to place individual drains between the paved driveway and each house; that these drains have been connected to the storm sewer on Kissena boulevard; that there is no possibility of water flowing into the garages because of the sewer connections and therefore the intent of the Code has been satisfied; that although the paved driveway in the center of the rear yard is above the level of the garage floor, the area of the rear yard outside each dwelling is much lower than the garage floor; that this arrangement serves to keep the driveway passable at all times; that the drains are provided with a removable cover so that leaves and other debris can be easily removed; that the design of the drains was approved by the Building Department; that despite heavy storms recently the drains have functioned excellently and not a drop of water has come into any house; and

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, the applicant has filed revised plans with the proper drain across the rear yards and the premises have again been inspected by a committee of the Board to consider such revised plans.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applics. 4179/52 and 4181/52 to 4192/52, inclusive, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a new sewer line across the rear yards from west to east with yard drains and entering the storm sewer of Kissena boulevard shall be constructed and maintained as indicated on plans filed with this appeal marked "Received November 4, 1953," (1 sheet), "March 18, 1954" (1 sheet), and revised plan marked "Received May 21, 1954" (1 sheet), *on condition* that such sewer and yard drains therein shall be constructed and maintained as indicated on such revised plan marked "Received May 21, 1954," and that the yard drains now existing adjacent to the entrances to garages shall also be maintained as shown on such plan and each such drain shall be continued through to the sewer in North Hempstead turnpike; that the concrete pavement in the yards behind the building shall be maintained in good condition and all yard drains and yard sewer shall be kept clear of all rubbish and leaves.

805-53-A

APPLICANT—W. P. La Vallee, for Pia Rotondi, owner.

SUBJECT—Application November 12, 1953—filed pursuant to Sec. 35, General City Law re premises in bed of mapped street (106th avenue).

PREMISES AFFECTED—105-29 148th street, east side, 275 ft. south of 105th avenue and 105-32 150th street (Block 10062, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Wm. P. LaVallee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 10, 1953, acting on Alt. Applic. 1742/53, reads:

"1. Proposed alteration of existing building partly in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 2 stories, 20 ft. in height; 25 ft. by 48 ft. in area erected in 1915, located on a lot 25 ft. by 99.03 and 112.38 ft. in depth, in an unrestricted use, D area, Class 1½ height district, and used and occupied since erection as two attached one family dwellings, now vacant, and proposed to be combined and used and occupied as follows: existing cellar to be filled; 1st floor, com-

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mercial garage and storage of building material, 1 person; 2nd floor, now vacant, to be blocked off and not used; that the building is now provided with two 3 ft. wide wood stairs, frame enclosed, equipped with wood doors which are not self-closing; that stair halls lead to street and are provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the building was formerly used for dwelling purposes but as it is in an unrestricted district its use as such is inadvisable any longer; that the owner does not wish to make extensive alterations; that the building is two stories and cellar and it is proposed to remove the 1st floor, fill in the cellar to grade, thus creating a new ground floor out of what was formerly cellar and 1st floor, to install garage door for storage of 2 or 3 trucks and building materials; that in order to save expense of demolition of the 2nd floor and roof it is proposed to leave the 2nd floor vacant and to remove the plumbing and to provide for no use for the 2nd floor except for access to the roof in case of repairs or an emergency; that the building will not be increased in area; and

WHEREAS the applicant contends that this appeal is for permission to alter the building and to change its use partly located in the bed of a mapped street; that the building was erected in 1915 at which time the street was only tentative; that the street was legally adopted on the city map June 8, 1917; that it has never been dedicated as a street; and

WHEREAS, the Board is in receipt of a communication from the President of the Borough of Queens, stating that 106th avenue between 148th and 150th streets is indicated at a width of 47 feet on Section 128 of the Final Map of the Borough of Queens, adopted by the Board of Estimate and Apportionment on June 8, 1917, and that title to 106th avenue has not yet been acquired by the City and there is no proceeding pending to acquire title thereto.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1742/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law to permit the continuance of the existing building within the bed of mapped street as indicated on plans filed with this appeal marked "Received November 12, 1953," (7 sheets), *on condition* that in all other respects the construction of the building and use of the building shall comply with all laws, rules and regulations applicable thereto; that the Board is not making any variance or finding as to the proposed use or construction.

898-53-A

APPLICANT—M. Martin Elkind, for Louis Pegno, owner (L. and J. Concrete Corp., lessee).

SUBJECT—Application December 17, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-03 38th street, southeast corner of Berrian boulevard (Block 813, Lot 34), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1953, as to Alt. Applic. 2646/53, reads:

"1. Use of frame bldg. as offices and lunchroom is contrary to C26-254.0 (table)

2. Provide one hour stair enclosure. 8.4.1.8.1."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. in height, 22 ft. by 44 ft. 6 in. in area at 1st floor, 22 ft. by 32 ft. in area at 2nd floor, Class 4 construction,

on a lot 45 ft. front by 100 ft. in area, in an unrestricted use, A area, Class 1½ height district, used and occupied as follows: Cellar—storage, 0 persons; 1st floor—office and lunchroom for employees, 3 persons; 2nd floor—offices, 2 persons. The building is provided with one 3 ft. wide wood stairway, enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which will be made self-closing; stairhall leads direct to street but not to roof; and

WHEREAS, the applicant states the building is used by the owner who maintains a garage for the storage of his trucks at another location; that the proposed work to be done in the building consists of fire-retarding the cellar ceiling, enclosing cellar stairs and the installation of self-closing devices on all doors leading to stairhall; and

WHEREAS, the applicant contends that the business conducted in the building will be entirely clerical in nature and no hazardous use will exist; that there are no other dwellings nearby; that the Board is requested to accept the exit arrangement and construction although not in full conformance with the Code; that the stairhall is enclosed with wood studs covered on both sides with wood lath and plaster; that all doors leading to stairhall enclosure will be made self-closing; that the occupancy of 2nd floor will be only two persons and the stairs lead directly to the exterior of the building; that on the 1st floor there will be two means of egress; that the lunchroom will be used entirely by the employees of the owner.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2646/53, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises shall be occupied only as proposed and as indicated on plans filed with this appeal marked "Received December 17, 1953" (5 sheets), *on condition* that a second means of exit from the 2nd floor shall be provided which may consist of an iron balcony at the sill of one of the windows on the south side with a straight or counter balanced ladder to grade; that this variance shall continue only so long as the building is occupied as proposed and in no other way, and is not increased in height or area; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

157-54-A

APPLICANT—Lama, Proskauer and Prober, for Morris Rappaport, owner.

SUBJECT—Appeal filed February 15, 1954, from a decision of the Borough Superintendent.

PREMISES AFFECTED—16-18 Lexington avenue, south side, 164 ft. east of Grand avenue (Block 1969, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Rappaport.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 22, 1954, on Alt. App. 2348/52, reads:

"4. Passageway serving cellar and second floor stairs is required to be of fireproof construction as per Sec. 270 of the Labor Law.

5. Provide two means of egress from cellar complying with all requirements of Sec. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is one and two stories, 14 and 25 ft. in height, 36 ft. front by 243 ft. 1 in. irregular in depth at 1st floor, 101 ft. 6 in. irregular front by 159 ft. 1 in. irregular in depth, of Class 3 construction,

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erected in 1903 on a lot 36 ft. front by 243 ft. 1 in. irregular in depth, in an unrestricted, business and residence use, B area, Class 1½ height district, used and occupied since 1952: Cellar—boiler room and dyeing equipment, 1 person; 1st floor, manufacturing of knitwear, accessory dyeing, shipping and delivery, 50 persons; 2nd floor—office and manufacturing of knitwear, 50 persons, for which no certificate of occupancy has been issued. No change in use is now proposed. The building is provided with a one-source sprinkler system; there are two interior stairs of steel and concrete, 3 ft. 10 in. and 4 ft. in which, brick enclosed, equipped with fireproof, self-closing doors, leading direct to street but not to roof, and one exterior stairs on the west wall, extending to yard by stair with egress from lowest termination through the building; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, the applicant states the building was originally erected under N.B. 1867/03 for use as a laundry and altered Alt. App. 6542/25 to enlarge the building to its existing size; that under Cal. No. 1154-24-BZ the Board granted a variance to permit the building to be used as a laundry; Certificate of Occupancy #6703 was thereafter issued for laundry use; that the Board under Cal. No. 799-52-BZ granted a variance to permit the change of use from laundry to manufacture of knitwear and accessory dyeing; the present one-story portion of building is to be used for shipping, delivery and manufacturing; that the work pertaining to this conversion and alteration is now being performed under Alt. 2348/52 and as construction is still in progress no new certificate of occupancy has as yet been issued; and

WHEREAS, the applicant contends as to Objection 4, that the proposed 3 ft. 8 in. wide passage serving as exit for the 2nd floor and cellar will lead directly to Lexington Avenue; that this passage has a concrete floor, 6" cinder concrete block walls and one-hour fire-retarded ceiling and in addition will be completely sprinklered; that the 2nd floor above the passage is open and will also be equipped with a sprinkler system; that as all of these provisions will result in a safe passageway, it is requested that the proposal be accepted; and

WHEREAS, the applicant contends as to Objection 5, that the cellar will be used as a boiler room and by dyeing equipment consisting of the bottom of vats extending through the first floor and will have an occupancy of one person; that the cellar is now provided with two exits, the easterly exit being a 3 ft. 8 in. wide concrete stair completely enclosed in the cellar with concrete walls and leading direct to a passageway leading to Lexington avenue; that the westerly exit consists of a 3 ft. 8 in. wide open iron stair leading to an open 3 ft. 8 in. wide concrete stair and thence to an open yard, where refuge may be had; that access may be had direct from said open yard back into the 1st floor of the building, which is provided with a sprinkler system and has legal exits direct to two streets, said exits being remote; that the cellar ceiling is composed mostly of concrete arches with a small part composed of wood beams, which small part will be fire-retarded with a one-hour ceiling; that inasmuch as only one person will occupy the cellar and as two exits will be provided, it is requested that this proposal be accepted.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 2348/52, Ohjs. 4 and 5, and that the decision be and it hereby is modified and that the appeal be and it hereby is granted to permit the means of exit from the cellar, as proposed and as indicated on plans filed with this appeal marked "Received February 15, 1954," (7 sheets), on condition that the means of exit from the boiler room by means of steel stairs, as proposed, opening upon the yard space in the rear and connected to a passage leading to Lexington avenue through premises of others shall be maintained in accordance with an undertaking filed with this Board by the tenants of the premises, the Electro-Knit Fabrics, Inc., under which the adjoining property owner, LexQuin Realty Corporation agrees for the term of the

lease of the present tenant of the premises under appeal to give him the right to cross its premises to reach Lexington avenue from the rear yard to which the proposed exit of boiler room is proposed and which shall be kept clear of rubbish; that the second means of exit as shown on such plans leading from such cellar shall be maintained with an exit door giving access to the stairway at the platform at the 1st floor and opening in the direction of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. No. 799-52-BZ on January 13, 1953; that firefighting equipment shall be maintained as proposed to the satisfaction of the Fire Commissioner.

277-54-A

APPLICANT—Proctor & Gamble Manufacturing Co., owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—South side of Richmond Terrace, 1020 ft. west of Western avenue (Block 1400, Lot 1), Port Ivory, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett and F. J. Newman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated March 30, 1954 (F.D. Acct. 311156), reads as follows:

"Papers and drawings transmitted in behalf of the Proctor and Gamble Manufacturing Company of Port Ivory relative to the manufacture of hydrogen gas from natural gas in lieu of present method, have been duly considered.

Please be advised as follows:

Resolution Cal. 306-23-A was originally granted by the Board of Standards and Appeals for the manufacture and storage of hydrogen gas by the water-gas method; the substitution of natural gas in this process is a variation from the approval granted by the Board of S. & A.: this application is therefore denied, but the applicant may file an appeal from this decision with the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the premises consist of a 135 acre plot, located in a unrestricted use, A area, class 1 height district; used and occupied as the Proctor and Gamble Manufacturing plant upon which it is proposed to erect an 8 ft. 5 in. by 13 ft. 7 in. in area structure, of class 5 construction, 42 ft. 2½ in. in height as an addition to the structures used for the manufacture of hydrogen gas; and

WHEREAS, the applicant states that it has been manufacturing and using hydrogen gas since 1923 under the variance granted the Board under Cal. No. 306-23-A: that it is now proposed to change from the existing process using water gas made by passing steam through incandescent coke to the use of natural gas obtained from the local utility company and to use the natural gas by the Gridler reforming process; that the existing water gas generator and its associated equipment will remain intact and will be maintained as standby equipment in case of a failure of the natural gas supply; and

WHEREAS, the applicant states that the operation of the proposed equipment will be as follows: Natural gas will be taken from the public utility mains and passed through a desulphurizing process where impurities will be removed by activated carbon; that the gas will then be mixed with super heated steam and passed through stainless steel tubes

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packed with a nickel base catalyst and heated by a natural gas fire; that in these tubes the gas will be broken down, releasing the hydrogen and forming carbon monoxide and then conducted to the existing catalyst part where a further breakdown releases additional hydrogen and converts the carbon monoxide to dioxide; that from this point on the process and the equipment will be identical to that previously used; that there will be no change whatever in the capacity of the plant nor in the size of the storage tanks or the amount of gas in storage; and

WHEREAS, the applicant contends that the proposed reformed process is well established; that the Gridler Company has fabricated and installed 65 similar units in various parts of the country; that the applicant has four of these units in successful operation in other cities and has had no serious difficulties or accidents and the maintenance problems are relatively simple; and

WHEREAS, on May 22, 1923, under Cal. No. 306-23-A, the Board modified a decision of the Fire Commissioner refusing to permit the construction of a gas plant for the manufacture and storage and hydrogen gas in large gas holders on condition that the plans embracing the proposed equipment be submitted to and approved by the Fire Commissioner; that there be no open flame or electric spark exposed where the manufacture, use or storage of hydrogen gas is conducted and maintained; that the plant be under 24 hour supervision by a qualified operator holding a certificate of fitness from the Fire Commissioner and that a periodic inspection be made by a recognized research organization satisfactory to the Fire Commissioner and

WHEREAS, the application made to the Board in connection with Cal. No. 306-23-A, indicated that it was proposed to use one hydrogen relief holder with a capacity of 5000 cu. ft. one oxygen storage holder with a capacity of 10,000/cu. ft. and 1 hydrogen storage holder with a capacity of 100,000 cu. ft; and

WHEREAS, the applicant now states that the existing hydrogen storage consists of one 50,000 and one 100,000 cu. ft. storage holder as shown on plans marked "Received April 6, 1954" (9 sheets) and "Received May 10, 1954" (1 sheet).

Resolved, that the decision of the Fire Commissioner dated March 30, 1954 (F.D. Acct. 3111156) be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* by *amending* resolution adopted on May 22, 1923, under Cal. No. 306-23-A, by adding thereto:

"* * * that in the event the owner desires to substitute natural gas in the process of manufacturing hydrogen gas for the water gas as previously referred to and approved, that such change may be made *on condition* that in all other respects the resolution above cited shall be complied with, and the equipment shall be maintained to the satisfaction of the Fire Commissioner."

778-39-A—Vol. IV

APPLICANT—James E. McKillop, for Oak-Cal Realty Co., owner.

SUBJECT—Application for consideration—reopening as Vol. IV—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—114-126 Green street, south side, 270 ft. east of Franklin street (Block 2522, part of Lots 16, 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam avenue (Block 1982, lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Abramchik Arion.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

420-53-A—Vol. II

APPLICANT—Prowler and Susham, for Pierre Allen, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously denied.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue (1st floor and cellar); (Block 3280, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry M. Susham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider a new proposal and new decision, subject to usual procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

232-52-A—Vol. II

APPLICANT—Burke, Green and Groh, for Endmur Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—165-18 to 165-28 Hillside avenue, southwest corner of Merrick road (Block 9816, Lot 41), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension of use and new owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

541-53-A

APPLICANT—Leonard F. Rothkrug, for George Donus, owner.

SUBJECT—Application June 18, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—133-18 Francis Lewis boulevard, west side, 160 ft. south of 133rd avenue (Block 12969, Lot 8), Laurelton, Borough of Queens.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug and Cecil Donus.
For Opposition: James H. Cook, William Bornstein, Mrs. Wm. K. Carter, Elizabeth C. Doyle, Viola C. Cook, Eva M. Bornstein, Marie Meinhart, Mary Kob, Jean Minsky, Louis Minsky, Walter N. J. Doyle and Max M. Lome.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened for further hearing and for further consideration of the Board's action and rehearing, based on a new decision of the Borough Superintendent as to proper zoning objection; subject to the regular procedure. A civic association which expected to appear at the hearing on May 4th called attention to the Board that proper notice in the Bulletin may not have been provided and also that the premises are in a G-1 zone and not in a D zone as represented.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

678-53-A

APPLICANT—Seymour W. Gage, for Rose and Anthony Musco, owners.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent, filed pursuant to sec. 310 of the Multiple Dwelling Law for variation of section 171 of the Multiple Dwelling Law rebulk of building.

PREMISES AFFECTED—235 East 116th street, north side, 193.4 ft. west of 2nd avenue (Block 1666, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, previously dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

882-53-A

APPLICANT—Charles N. and Selig Whinston, for The Park Royal Inc., owner.

SUBJECT—Application December 14, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—23 West 73rd street, north side, 290 ft. west of Central Park West (Block 1126, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

221-54-A

APPLICANT—Tobias Goldstone, for Aralor Corp., owner.
SUBJECT—Application March 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-25 32nd street, east side, 131.77 ft. north of 38th avenue (Block 374, Lot 8), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Tobias Goldstone and Arthur Aufox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn. In the opinion of the Board the requirements for two sources of supply satisfactory to the Borough Superintendent under the code should be provided.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

341-54-A

APPLICANT—Joseph Lau, for Elaine McCrea, owner.

SUBJECT—Application April 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements of section 102, and section 9(3) of the Multiple Dwelling Law re means of egress and dimensions of yards.

PREMISES AFFECTED—297 10th avenue and 501-503 West 27th street, northwest corner (Block 699, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Elaine McCrea and J. E. McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to prepare revised plans for submission to Borough Superintendent in view of recent Local Law No. 24, as to single room occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 2 P. M. for inspection and decision.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 8, 1954, at 2 P. M. for applicant to file revised plans as to sprinklers.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

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SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 2 P. M. for inspection and decision.

558-24-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Anjel Realty Corp., owner (Len-Bush Garage Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the addition of outside parking of motor vehicles to existing storage garage.

PREMISES AFFECTED—21-23 Lenox road, north side, 166 ft. east of Flatbush avenue (Block 5064, Lot 106), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on May 12, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 24, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is substantially completed, that all permits and a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. 206/51)

872-26-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Greenbaum, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the use of power saws and power tools to be used in conjunction with the manufacturing of venetian blinds, formica and linoleum table tops.

PREMISES AFFECTED—1259-1271 McDonald avenue (Gravesend avenue), east side, 336 ft. 11¾ in. north of Bay parkway (Block 6524, Lot 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 24, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially complete, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. 4487/52)

92-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Louis Raskin, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, for a term of years, permitting partly in business and partly in unrestricted use districts, the maintenance of a building occupied as a garage for more than five motor vehicles and a motor vehicle repair shop, and the alteration and maintenance of a gasoline service station.

PREMISES AFFECTED—8401-8411 Flatlands avenue and 761-775 East 84th street, northeast corner (Block 8005, Lots 6 and 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 15, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 3, 1948; and

WHEREAS, the resolution was amended on April 22, 1947 and December 9, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1931, as thereafter *amended* by resolutions adopted through December 9, 1952 by adding thereto:

“that there may be two additional 550 gallon gasoline storage tanks, making a total of eight such tanks, as passed upon by the Borough Superintendent under Gasoline Tank Application 956/54, disapproved April 22, 1954, and as shown on revised plan marked ‘Received May 4, 1954’ (1 sheet).” (BN 1813/52 and Gas. Tank App. 956/54)

35-34-BZ—Vol. III

APPLICANT—Wechsler and Schimmenti, for Estate of Fanny Levy (Albert L. Levy, Trustee and Executor), owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—74 Wadsworth avenue, northwest corner of West 176th street (Block 2145, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony Cusimano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on April 18, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 28, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 18, 1950, as thereafter amended by resolutions adopted through April 28, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (Alt. 191/49)

473-37-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Cedar Manor Service Station, owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—230-234 Norman avenue and 229-237 North Henry street, southwest corner (Block 2655, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 24, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 23, 1954, by adding thereto:

"* * * that working drawings marked 'Received April 30, 1954' (3 sheets) are hereby approved as in substantial compliance with the resolution adopted by the Board on March 23, 1954, on further condition that the plot shall be leveled substantially to the grade of the abutting streets and shall be arranged and constructed in accordance with such working drawings; that there shall be no cellar under the accessory building; that in all other respects the accessory building shall comply with the Building Code; that the number of gasoline storage tanks shall be limited to eight 550 gallon tanks; that pumps shall be of a low approved type, erected not nearer than 15 feet to Norman avenue; that curb cuts shall be restricted to two, each 25 ft. in width, to Norman avenue and one 20 ft. in width within the first 25 ft. from Norman avenue or North Henry street; that at the intersection there shall be a block of concrete erected not less than 12 in. in height and extending for a distance of approximately 5 feet along either building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign, which shall be at right angles to Norman avenue, advertising only the brand of gasoline on sale, which may be illuminated and extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalks and curbing around the premises shall be restored or repaired to the satisfaction of the Borough President; that planting areas shall be maintained with proper concrete curbing and planted with suitable planting material; that where not occupied by building, planting or pumps, the premises shall be paved with concrete or bituminous paving; that the accessory building shall be of face brick; that under section 7i, there may be minor repairing carried on only within the accessory building and with hand tools only for adjustment; that on the rear lot line and for a distance of approximately 70 feet along the street line of North Henry street there shall be erected a masonry fence to a total height of not less than 5 ft. 6 in., the bottom portion of which may be of masonry 2 feet in height and the upper portion a steel picket fence; that a similar fence shall be erected on the lot line to the west where walls of adjoining buildings do not occur." (N.B. 1030/53)

74-44-BZ

APPLICANT—William Shary, for Rose Lubin, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—375 South 1st street, north side, 63 ft. 4 in. east of Grand Street extension and 206 Grand street extension (Block 2399, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: William S. Shary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 9, 1944, on certain conditions; and

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WHEREAS, the term of variance was extended from time to time and last extended on May 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1944, as thereafter *amended* by resolutions adopted through May 13, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision i for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. 2573/39)

670-44-BZ

APPLICANT—Robert C. Weinberg, for Vinmont Land Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete as to new zoning—re Application (decision of the borough superintendent) previously granted on condition, under section 21C of the zoning resolution, permitting in a residence use, partly C and F area district, a one-family residential development and not conforming to the area district requirements.

PREMISES AFFECTED—East side of Mosholu avenue, from West 254th street to West 255th street (Block 3421C, Lot 1311 and Block 3421D, Lot 1417), Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin E. Gershen and Bart A. Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted as being in substantial compliance with the Board's requirements were approved by the Board on July 23, 1946; and

WHEREAS, the resolution was amended from time to time and last amended on May 15, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1946, as thereafter *amended* by resolutions adopted through May 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (N.B. Applies. 121 to 150/44)

73-49-BZ

APPLICANT—M. Martin Elkind, for John Hoey, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of accessory building and

gasoline service station area to include auto laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and 152-36 134th avenue, southwest corner (Block 12135, Lot 23), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 17, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949, by adding thereto:

"* * * that in lieu of the requirements that the greasing equipment shall be solely of the hydraulic type, there may be one hydraulic lift and one open pit erected within the building, as indicated on revised plan marked 'Received April 15, 1954', provided the greasing pit is ventilated by means of a duct and fan exhausting through the roof, as indicated on revised plan marked 'Received May 12, 1954'; that the fan exhausting the fumes from the pit shall be in operation at all times during working hours." (Alt. 3037/48)

855-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Tavlin and Steinert, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, a golf driving range for a term of years.

PREMISES AFFECTED—109-02 Horace Harding boulevard and 61-02 Colonial road, southwest corner (Block 2159, Lots 2, 3, 28, 106, 108, 109 and 110; Block 2160, Lots 2 and 23; Block 2101, Lots 101, 102, 103, 104, 108, 109, 110, 112, 115, 118, 129, 140, 170 and 180), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 5, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on October 27, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on November 24, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

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"that in view of the statement by the applicant that work is substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 11/53)

1083-47-BZ—Vol. II

APPLICANT—Wechsler and Schimmenti, for 333 East 105th Street Corp., owner (Domestic Linen Service, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, a one story extension of existing wet wash laundry or westerly building line, to be used as an additional loading space; and permitting the extension of the balance of third floor and permitting the construction of unbuilt balance of fourth floor (court).

PREMISES AFFECTED—331-337 East 105th street, north side, 225 ft. west of 1st avenue (Block 1667, Lots 14, 15 and 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony Cusimano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1948, as thereafter *amended* by resolutions adopted May 26, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 1465/52)

813-49-BZ

APPLICANT—Ingram S. Carner, for Antonio LaFia, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office, sales and storage, and permitting the parking of three cars waiting to be serviced.

PREMISES AFFECTED—211-235 Avenue X and 2950-2966 86th street, northwest corner (Block 7167, Lot 94), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 28, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 10, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 28, 1950, as thereafter *amended* by the resolution adopted April 10, 1951, by adding thereto:

"that two additional 550 gallon gasoline storage tanks may be installed, as passed on by the Borough Superintendent under Gasoline Tank Application 439/54, dated March 10, 1954, and as shown on revised plan marked 'Received May 4, 1954' (1 sheet), making a total of ten such tanks."

89-50-BZ

APPLICANT—Martin Lubash, for Sylvia L. Lubash, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores), for a term of years.

PREMISES AFFECTED—196-25 to 196-27 Hillside avenue, north side, 129.83 ft. west of 197th street (Block 10509, Lot 266), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Martin Lubash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as *amended* by resolutions thereafter adopted through May 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 4737/49)

194-50-BZ

APPLICANT—Maxson-Sells, for Gustav M. Berne, owner (Rockaway Crest Sec. 1, Inc., Rockaway Crest Sec. 2, Inc. and Rockaway Crest Sec. 3, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting on a plot, located in a residence and business use, D area district, the erection of more than one building on a lot and the parking and storage of motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—20-02 to 20-50 and 20-21 to 20-57 Seagirt avenue, northwest corner of Beach 20th

MINUTES

street and south side of Seagirt avenue, 157.99 ft. and 586.14 ft. west of Beach 20th Street (Block 250, part of Lot 6; Blocks 262 and 263, Lots 1; Block 266, Lots 20 and Block 290, Lot 150; Blocks 292 and 293, Lots 1 and 70 and Block 294, Lot 1 and part of Lot 70), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 2, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 17, 1951 and April 29, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards of Appeals does hereby *amend* the resolution adopted on May 2, 1950, by adding thereto:

"that in the event the owner desires to take a portion of the space of one of the garages in one of the multiple dwellings to provide toilet facilities and dressing rooms for bathers, as indicated on revised plans marked 'Received April 29, 1954' (2 sheets), such use of a portion of the garage space may be made without reducing the required car capacity of the garage provided the work complies with the requirements of the Building Code and is maintained to the satisfaction of the Borough Superintendent, as passed on by him under Alt. Applic. 508/54, Objection 1 M, dated April 12, 1954, provided such space is maintained solely for tenants of the buildings on the premises and not for outsiders; that in all other respects the resolution above cited shall be complied with; that there shall be no signs erected in connection with such facilities except there may be a sign on the entrance door to the garage pointing to the space for bathers; that such sign shall not exceed 200 sq. in. and shall also bear the legend 'for use of tenants exclusively'."

778-50-BZ

APPLICANT—Joseph V. McKee, for Morris Maran and Jerrold Golding, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores), for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding boulevard and 59-61 154th place, northeast corner (Block 6732, Lot 70), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 27, 1952 and May 19, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed and permits obtained, but no work actually commenced, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 8335/50)

821-50-BZ

APPLICANT—Irving Rosenfeld, for Bernard S. Cohen, owner (Hillside Shopping Centre, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance and amendment of resolution—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in the residence use district portion of lot located in a residence and retail use district, the parking of motor vehicles for use of patrons.

PREMISES AFFECTED—178-21 to 179-19 Hillside avenue, north side, 193 ft. 6 in. east of Edgerton boulevard (Block 9937, Lots 60, 64 and 68), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Rudolph Birnbaum and Bruce Becker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five (5) years, from the date of this amended resolution, to permit * * * that other than as herein amended the resolution above cited shall be complied with in all respects; that the premises may be paved with asphaltic concrete; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this *amended* resolution." (NB 6464/50)

18-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Furman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non automatic), motor vehicle repairs, office and sale of accessories, and permitting the parking and storage of motor vehicles; and permitting the storage, sales and assembly of metal furniture with signs, show windows and business entrance nearer to residence use district than is permitted; for a term of years.

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PREMISES AFFECTED—452-468 Conduit boulevard and 336-344 Pine street, southwest corner (Block 4195, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 19, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been started but that plans for construction have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A from the date of this amended resolution." (NB 1483/51)

732-52-BZ

APPLICANT—Fennelly, Eagen, Nager and Lage, for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, C area district, the erection and maintenance of a retail store (food market), using more than the area permitted.

PREMISES AFFECTED—874-882 Myrtle avenue, south side, 140 ft. west of Tompkins avenue (Block 1755, Lots 32-36 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles J. Nager.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been prepared but no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 1079/52)

850-52-BZ

APPLICANT—Andrew Di Camillo, for Arcangelo Cecere, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a business building (stores) with show windows, entrances and exits more than the permitted distance from the intersection.

PREMISES AFFECTED—81-83 Kingsland avenue and 250-258 Richardson street, southwest corner (Block 2857, Lots 33 and 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Douglas E. Gutheil.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 5, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been done but a permit has been issued on the approved plans, that all permits shall be obtained and all work completed within the requirements of Section 22-A from the date of this *amended* resolution." (NB 966/52)

134-53-BZ

APPLICANT—Lama, Proskauer and Prober, for All American Cables and Radio, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the maintenance of existing telegraph cable station.

PREMISES AFFECTED—184 Oxford street, west side, 100 ft. north of Oriental boulevard (Block 7517, Lot 1413), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 19, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, as *amended* thereafter by the resolution adopted January 14, 1954, by adding thereto:

"that there may be installed one 550 gallon gasoline tank in place of one 55 gallon tank previously per-

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mitted; one additional gasoline engine; one 1-gallon approved type hand operated pump inside the building and one 5-gallon safety gasoline container inside the building used to fill the engine tanks, as passed upon by the Borough Superintendent under Alt. App. 353/53, objection dated April 6, 1954, and as shown on revised plan marked 'Received May 5, 1954' (1 sheet)."

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop McCormick and Bishop, owners.

SUBJECT—Application for consideration—reopening and amendment as to time to file working plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot for a term of years.

PREMISES AFFECTED—145-55 New York boulevard and 145-54 to 145-66 Farmers boulevard, northeast corner (13313, Lot 40), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended, extending time to file working plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to submit working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1953, only so far as it has reference to the time within which working plans are to be filed with the Board, so that as *amended* this portion of the resolution shall read:

"that such plans shall be filed within three (3) months from the date of this *amended* resolution; and that in all other respects the resolution adopted as above cited shall be complied with." (N. B. 3529/53)

836-53-BZ

APPLICANT—Robert Gottlieb, for Danrob Corp., owner.

SUBJECT—Application for consideration—reopening and

amendment as to term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street (Block 4624, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Morton Candee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision 7e for a term of ten (10) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that a certificate of occupancy shall be obtained." (Alt. 1004/53)

(Remaining Minutes of the Meeting of May 25, 1954 will be printed in the Bulletin of June 8, 1954.)

COURT DECISION

(Continued from page 765)

significant to note that there is no evidence in the record submitted by the petitioner to show that the existing conforming business use does not bring a reasonable return, or that the petitioner cannot use the premises under consideration for any other conforming business use, or that it ever made any effort to devote the premises to any other conforming use, or that there is any need for the proposed gasoline station in the affected area. In the circumstances, the facts do not show that there was an abuse of discretion, discrimination or other error on the part of the Board of Standards and Appeals (Reed v. Board of Standards and Appeals, 255 N. Y., 126, 136).

The order of certiorari is vacated, the petition dismissed and the determination of the Board of Standards and Appeals affirmed. (N. Y. Law Journal, May 20, 1954, page 11)

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 25, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Mr. Louis Blau, attorney for owner and
petitioner, Michael Zeppetella, seeking a review of the Board's denial
of his application under Section 7, subdivision h, of the Zoning Reso-
lution, to permit in a residence use district the parking and storage of
motor vehicles on unbuilt upon portion of plot; Cal. No. 762-53-BZ,
Premises 1730-1736—66th Street, south side, 240 ft. east of 17th
Avenue, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and dispositio-
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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404-54-BZ—H.B.Bx.—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3986, Lot 41, Borough of The Bronx, N.B. 932-51; loading space required.

405-54-A—H.B.M.—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan, Alt. 115-54: two means of egress from all floors required.

406-54-A—F.D.—233-235 West 49th street, north side, 221 ft. east of 8th avenue, 5th floor, Block 1021, Lot 10, Borough of Manhattan, Order No. 2647-4: install sprinkler system.

407-54-A—H.B.M.—102-110 West 11th street, southwest corner of Avenue of The Americas, Block 606, Lot 60, Borough of Manhattan, B.N. 704-54: 2nd means of egress not acceptable.

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409-54-SA—Johnson Gas-fired Tubular Warm Air Heaters, Models JA-15, 20, 25, 30, 35, 40 and JA50; HB1, 2, 3, 4, 5; JAS1, JAS1E, KAS1.5, JAS2, JAS2E, JAS3, JAS4, JAS5; JA.75; JAL, JA1.2, JAL.5, JA2.5; JA3, 4, 5, 6, 7 and JA8; JA10 and JA12, manufactured by Johnson Heater Corp., Appliance.

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411-54-SM—Chatham Brick and Tile Co. Face Brick (for interior and exterior masonry work), manufactured by Chatham Brick and Tile Co., Material.

412-54-SM—Stanley-Shale Products Co. Face Brick (for interior and exterior masonry work), manufactured by Stanley Shale Products Co., Material.

413-54-BZ—H.B.B.—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn, E. S. 496-52: electric sign on front of building.

414-54-BZ—H.B.Q.—33-37 29th street, east side, 265.22 ft. north of 34th avenue (Block 586, Lots 12 and 13), Astoria, Borough of Queens, N.B. 3956-52.

415-54-BZ—H.B.Q.—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens, N.B. 3956-52: covered area of plot excessive.

416-54-BZ—H.B.Q.—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens, Alt. 2918-53: parking and storage of motor vehicles.

417-54-A—H.B.M.—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, Block 814, Lot 15, Borough of Manhattan, B.N. 1427-54: veneering of public corridor with rubber tile.

418-54-A—H.B.B.—69 East 80th street, north side, 80 ft. 6 in. west of Park avenue, Block 1492, Lot 33½, Borough of Manhattan, Alt. 620-53: converted multiple dwelling.

419-54-A—H.B.Q.—1807-1917 Mott avenue and 1806-1818 Cornaga avenue, northwest corner, Block 48, Lot 34, Far Rockaway, Borough of Queens, Alt. 663-51: omission of fire retarding partition between service station portion and balance of stores.

420-54-A—H.B.M.—97 Greene street, west side, 164 ft. 10 in. north of Spring street, Block 500, Lot 30, Borough of Manhattan, B.N. 171-54: provide two lawful means of egress from each floor area.

421-54-A—H.B.M.—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 458, Lot 64, Borough of Manhattan, B.N. 1407-54: provide 2 legal means of egress from all floors.

422-54-A—H.B.M.—46-48 New Chambers street, south side, 33 ft. east of Pearl street and 410-412 Pearl street, Block 115, Lot 6, Borough of Manhattan, B.N. 1405-54.

Restored to Docket

1284-23-BZ—Vol. II—H.B.B.—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6514, Lot 72, Borough of Brooklyn, Alt. 3668-53.

555-39-SA—2-GA-Empire Ideal Gas Boiler, manufactured by American Radiator-Standard Sanitary Corp., Appliance.

800-38-SA—Delco Heat Oil Burner, Models DX, D12, D34, D44, DR, DR-0, DR-1, DRF, DF2 and DLM (reopened for report as to additional trade name), manufactured by Delco Appliance Corp., Appliance.

557-39-SA—Standard Ideal Gas-Fired Boiler, Model 2-GA (reopened and restored to docket for test and report), manufactured by American Radiator-Standard Sanitary Corp., Appliance.

709-39-SM—Vol. II—Gold bond Gypsum Wall Plank

CALENDAR

(wallboard for new or remodeling work), manufactured by National Gypsum Co., Material.

153-41-SA—Vol. II—Roberts-Gordon Domestic Gas Conversion Burner, Models 84X, 84Y-1, 84Z, 302-21A, 302-21X, 302-21Y, 400R, 400-R1, 400-RA, 400T, 400U, 400X, 400Y, 400ZC, manufactured by Roberts-Gordon Appliance Corp., Appliance.

63-46-BZ—Vol. II—H.B.Q.—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street, Block 11475, Lot 1, Richmond Hill, Borough of Queens, N.B. 139-54.

427-47-SM—Vol. II—Ohio Scanlan-Morris Bedpan Washer and Steamer Model A4455 Wall mounted type, Model A4457 recessed type and Model A4458 pedestal type, manufactured by Ohio Chemical and Surgical Equipment Co., a division of Air Reduction Company, Material.

650-48-BZ—Vol. II—H.B.Q.—89-23 Queens boulevard north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens, N.B. 1058-54.

59-49-SA—Watts Vacuum Breaker No. 188, ¼ in., ¾ in., ½ in., ¾ in. and 1 in. (reopened for test and report as to proposed change in construction), manufactured by Watts Regulator Company, Appliance.

705-50-SA—Weber Dental Manufacturing Co., Dental Units, Models H and J (reopened for test and report as to redesigned model), manufactured by Weber Dental Manufacturing Co., Appliance.

89-51-BZ—Vol. II—H.B.B.—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street, Block 513, Lots 29 33 and 35, Borough of Brooklyn, N.B. 534-54.

137-51-BZ—Vol. III—H.B.M.—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas, Block 838, Lot 10, Borough of Manhattan, Alt. 641-54.

760-51-A—Vol. II—H.B.M.—510 East 72nd street, south side, 198 ft. east of York avenue and 511-513-515 East 71st street, north side, 198 ft. east of York avenue, Block 1483, Lots 9, 10, 11 and 42, Borough of Manhattan, Amendment to Alt. 1401-51.

164-52-BZ—H.B.Q.—158-24 Brinkerhoff avenue, southwest corner of 159th street, Block 12162, Lot 34, South Jamaica, Borough of Queens, N.B. 591-52.

632-53-BZ—Vol. II—H.B.B.—9517-9529 Ditmas avenue and 746-736 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn, N.B. 845-53.

690-53-A—H.B.M.—202 East 12th street, south side, 84 ft. east of 3rd avenue, Block 467, Lot 10, Borough of Manhattan, Alt. 1231-53.

915-53-SA—Genoco Oil Burner, Model B-3 (reopened for report as to another trade name), manufactured by General Oil Heating Corp., Appliance.

4-54-A—Vol. II—H.B.Q.—143-26 Quince avenue, south side, 215-69 ft. east of Bowne street, Block 5234, Lot 12, Flushing, Borough of Queens, Alt. 727-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 8, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday Morning, June 8, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities Inc., owner.

CALENDAR

SUBJECT—Application October 23, 1953, reopened November 10, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a garage for the parking of patrons motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

Laid over from March 23, to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed; applicant to obtain decision from Borough Superintendent as to Section 21A; then to June 8, 1954, pending decision of the Board of Estimate on new proposed revision of Section 21A.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A.

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district of the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys, and storage for stores, in cellar, using more than the area permitted, and with signs and business entrances nearer to residence use district than is permitted; and to permit in open portion of lot in residence use district the parking of patrons cars,

loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on first floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner; 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision. No further argument; hearing closed.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyliss Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubricatorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto wash, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street; 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42 and 43), Borough of Brooklyn.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

CALENDAR

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B and C area district the extension of existing church, using more than the area permitted and without the required rear yard and to be used as a church, gymnasium, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h of the zoning resolution, to permit in a residence and restricted retail use district the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall, to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

Laid over from May 18th, 1954 to June 8, 1954, for further hearing; applicant and Park Department to file plan showing Cadman Plaza and entrance thereto.

219-54-A

APPLICANT—Edward Handelman, for The Heights Co., Inc. (formerly Clinton Building Co., owner); (Clinton Garage, Inc., lessee).

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn.

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—(decision of the borough superintendent) under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district the extension of existing motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for consideration by the Board and for decision; hearing closed: no further argument.

156-53-A

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the change in occupancy from three car private garage to one family dwelling, one car garage with new second story; without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

CALENDAR

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed; then to June 8, 1954, for applicant to file revised plans.

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

Laid over from May 4th, 1954 to May 25th, 1954, for inspection and decision; hearing closed; then to June 8, 1954, for applicant to file revised plans; no further argument, hearing closed May 4th.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D arca district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

CALENDAR

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manu-

facture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

842-52-BZ

APPLICANT—David Kraus, for Benmain Properties, Inc., owner.

SUBJECT—Application December 3, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from garage to business building (plumbing supply business, stock, salesroom, manufacturing and office).

PREMISES AFFECTED—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 8, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 8, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

150-48-SA—Vol. II

APPLICANT—OverHead Heaters, Inc., owner.

SUBJECT—Application reopened as Vol. II—April 3, 1951 re Shafconaire Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater).

13-54-SA

APPLICANT—Svenska Maskinaktiebolaget Greiff, for Svenska Maskin AB Greiff, owner (Special Equipment Corp., Agent).

SUBJECT—Application January 8, 1954—Thermo-Spray SPC-4 with Air Heater Type GL-3 (for preheating lacquers, paints, etc.), approval of.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp.—owner.

SUBJECT—Application reopened May 4, 1954—re Sun-Ray Oil Burner.

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix (Samuel L. Kohn, lessee).

SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.

SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co. Inc., lessee (Estate of Bernard London, owner).

SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

CALENDAR

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

723-44-A—Vol. II

APPLICANT—Irving M. Fenichel, for Lomada Realty Corp., owner (L-S Manufacturing Company, Inc., lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—70-17 51st avenue, north side, 45.04 ft. west of 71st street and 50-40 71st street (2nd floor); (Block 2440, Lot 48), Woodside, Borough of Queens.

9-54-A

APPLICANT—New York Transit Authority, City of New York, owner.

SUBJECT—Application January 5, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—65 Commercial street, north side, from Box street to Newtown creek (Block 2472, Lot 425), Borough of Brooklyn.

20-54-A

APPLICANT—Lama, Proskauer and Prober, for Isaac Klapper, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2125-2127 86th street, north side, 200 ft. east of 21st avenue and 2124-2136 85th street (2nd floor); (Block 6347, Lots 16 and 67), Borough of Brooklyn.

77-54-A

APPLICANT—James E. Casale, Joseph L. Ennis and Co., Inc., owner.

SUBJECT—Application February 4, 1954—filed pursuant to Sec. 310, M.D.L. for variation of sec. 172 (subdiv. 2) of M.D.L. re min. dimension of yard.

PREMISES AFFECTED—963 Lexington avenue and 151-153 East 70th street, northeast corner (Block 1405, Lot 22), Borough of Manhattan.

279-54-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.

SUBJECT—Application April 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-19 to 23-61 129th street, east side, 57.82 ft., 115.64 ft., 167.64 ft., 219.96 ft., 271.96 ft. north of 25th avenue; 150.05 ft., 202.05 ft., 254.05 ft., and 306.05 ft. south of 23rd avenue; 128-17 25th avenue, northeast corner of 129th street; 23-26 to 23-64 129th street, west side, 48.90 ft., 158.14 ft., 103.52 ft., 212.76 ft. and 267.05 ft. north of 25th avenue; 23-26 to 23-36 129th street,

west side, 203.81 ft., 258.92 ft. and 313.14 ft. south of 23rd avenue (Block 4232, Lots 1, 48, 50, 53, 55, 57, 60, 64; Block 4234, Lots 6, 9, 12, 15, 18, 21, 23, 25, 27 and 28), College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 15, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubratorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans; then to June 15, 1954, for inspection and decision without further argument; hearing closed.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from May 18, 1954 to June 15, 1954, for inspection and decision; hearing closed.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.

SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

CALENDAR

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision; hearing closed; no further argument.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

Laid over from May 25, 1954, to June 15, 1954, for inspection and for decision after applicant has submitted additional information.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, at request of applicant.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, in conjunction with Cal. 726-53-BZ.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision; then to June 2, 1954, for additional inspection and for decision; hearing previously closed; then to June 15, 1954, at the request of the applicant for owner to consider withdrawal of application;

CALENDAR

hearing closed on April 6, 1954, after full hearing; premises have been inspected by a Committee of the Board.

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application April 17, 1951—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district more than one building on a lot by the erection of a two story garden development not in conformity with the area district requirements of zoning resolution as to rear guards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2(15)), Flushing, Borough of Queens.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

CALENDAR

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the extension to existing structure of class 1 construction on 1st floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretakers apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application January 5, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 15, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 15, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

701-53-A

APPLICANT—Leonard F. Rothkrug, for Horace Greeley, owner.

SUBJECT—Appeal filed October 1, 1953—To review a decision of the borough superintendent.

PREMISES AFFECTED—140 Clinton street, west side, 40 ft. north of Livingston street (Block 264, Lot 23)), Borough of Brooklyn.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

263-54-A

APPLICANT—E. Kalisch, Inc., for Unside, Inc., owner (Sunny-Bliss Realities, Inc., lessee).

SUBJECT—Application April 13, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—50-09 to 50-19 Roosevelt avenue, north side, from 50th to 51st streets (Block 1319, Lot 30), Woodside, Borough of Queens.

53-54-A

APPLICANT—Victor Bohm, for Marjorie Teperman, owner (Stylewear Display Accessories, Inc., lessee).

SUBJECT—Application January 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—599-601 4th avenue, southeast corner of 17th street, Block 631, Lot 10, Borough of Brooklyn.

285-54-A

APPLICANT—James E. Casale, for Talon, Inc., owner.

SUBJECT—Application April 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43 East 51st street, north side, 176 ft. west of Park avenue, Block 1287, Lot 29, Borough of Manhattan.

418-54-A

APPLICANT—James E. Casale, for 14 East 74th Street Corp., owner.

SUBJECT—Application May 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of legal yard.

PREMISES AFFECTED—69 East 80th street, north side, 80 ft. 6 in. west of Park avenue, Block 1492, Lot 33½, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district

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for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

Laid over from May 18, 1954, to June 22, 1954, for inspection and decision without further argument; hearing closed.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A of the zoning resolution, to permit in a residence and business use, B and C area district, the change in use from theatre and stores to supermarket and stores by reconstructing the existing structure and also to erect a new one story extension using more than the area permitted; and to permit a loading berth without the required width.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn.

318-54-A

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application April 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue, Block 1384, Lot 35, Borough of Brooklyn.

14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin et al., owners (Werner Auto Service, lessee).

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the continuation of existing automobile showroom, and storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes; and to permit the added uses of body and fender repairs, spraying, and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers cars; and to permit a gasoline service station (private use), and to permit the sale and display of used cars on open portion of plot.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

522-52-BZ

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from wet wash laundry on first floor to public garage.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

710-52-A

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application September 24, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

925-52-BZ

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from public garage to motor vehicle repairs, body and fender repairs, paint and spray work, welding room, storage room, and locker rooms.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1½ in. west of Fort Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

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847-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 21 and 19(a) of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles, and repair shop, and to continue the use as office and beverage storage, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¾ in. west of 5th avenue (Block 6066, Lots 19, 21, 22, 23 and 24), Borough of Brooklyn.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and garage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 22, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

240-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application April 8, 1954—Humphrey Royal Circulators, (gas-fired), Models 620-640 and 660 RV, approval of.

205-54-SM

APPLICANT—Elevator Entrances Inc., owner.

SUBJECT—Application March 16, 1954—Elevator Entrances Inc., One and One-half to 3 hour fireproof hollow steel flush type door (1¼" min. thickness), approval of.

184-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application March 8, 1954—Humphrey Radiantfire Circulator Models 20, 40 and 60 (gas-fired), approval of.

349-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 9, 1950—USG Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant), approval of.

86-54-SM

APPLICANT—E. H. Lambert and Company, Agent for Airtherm Manufacturing Co., owner.

SUBJECT—Application January 27, 1954—Airtherm Direct-fired Gas Heater, Models A650, A750, B1000, B1200, C1400, C1600, D1800 and D2000, approval of.

425-51-SA

APPLICANT—The Alstrom Corp., owner-manufacturer.

SUBJECT—Application June 11, 1951—Alstrom Safeguard Oil Preheater, Model DT, approval of.

517-53-SA

APPLICANT—The Kraissl Company, Inc., owner.

SUBJECT—Application June 22, 1953—Kraissl Fuel Oil Pumps, Kraissl Class 60 Series, approval of.

965-48-SA—Vol. II

APPLICANT—Beam Manufacturing Company, Division of Solar Corp., owner.

SUBJECT—Application January 18, 1954—AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine, Models F454AP, Wizard Clothes Washing Machine, Model W454AP, approval of.

919-53-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application December 21, 1953—Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860 (preheaters for fuel oil), approval of.

1105-48-SA

APPLICANT—George H. Colin, Automatic Burner Corporation, owner.

SUBJECT—Application October 8, 1948—ABC Oil Burner, Model 52A, previously approved; (Re: amendment of resolution as to additional trade name).

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

CALENDAR

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

202-42-A—Vol. II

APPLICANT—Fort Green Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west side, 230 ft. north of Atlantic avenue, Block 2001, Lot 28; 171-173 Fort Greene place, east side, 314 ft. 10 in. north of Atlantic avenue, Block 2002, Lots 14 and 15; 189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue, Block 2002, Lot 5, Borough of Brooklyn.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St., Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue, 5th floor; Block 1540, Lot 6, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 29, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

CALENDAR

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner (Block 2456, Lot 163), Borough of The Bronx.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Cannel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service, lubritorium, motor vehicle repairs and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner (Block 4494, Lots 44 and 46), Borough of The Bronx.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street (Block 3423N, Lot 1059), Borough of The Bronx.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, restrooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

624-53-BZ

APPLICANT—Leonard F. Rothkrug, for Harry I. Williams, owner.

SUBJECT—Application August 18, 1953—(decision of the borough superintendent) under section 19A(i) of the zoning resolution, to permit in a residence use district an entrance to loading and unloading space, nearer to the intersection than permitted.

PREMISES AFFECTED—132 Dwight street, southwest corner of Dikeman street (Block 588, Lot 29), Borough of Brooklyn.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles of employees of Armor Elevator Co., Inc.

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PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractors equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues (Block 3648, Lots 20 and 35), Borough of The Bronx.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald and The Clareve Corp., owners.

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 29, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

July 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

160-54-A

APPLICANT—Lama, Pro skauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of May 25, 1954)

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in an unrestricted and business use district, the proposed alteration-reconstruction of an existing car washing, gasoline station, lubritorium, public garage, office, showroom, motor vehicle, repair shop (hand tools), painting and spraying, sale and display of used cars on premises; previously granted on condition the addition of motor vehicle repair shop, welding, painting and spraying, and the sale and display of used cars to existing gasoline service station, lubritorium, public garage, office and showroom.

PREMISES AFFECTED—64-01 to 64-25 Central avenue, northeast corner of Cypress Hills street and 64-02 to 64-24 Otto road (Block 3641, Lot 1), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Louis Schneider.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider proposed alteration.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the proposed commercial structure; proposed extension of structure on corner lot to exceed 45% of the lot and without a 10 ft. setback; previously denied.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner (Block 6781, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the changing occupancy from lubritorium, laundry, office and gasoline service station to lubritorium, car washing, minor auto repairs, wheel alignment, brake testing, office, gasoline service station and parking and storage of more than five motor vehicles and extending building; previously granted on condition re reconstruction of a gasoline service station to a gasoline service station office, lubritorium, laundry,

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and E. 19th St. Inc., owner.

MINUTES

wheel alignment, brake testing and minor repairs to motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner (Block 6462, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

559-51-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Causeway Service Station Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business and residence use district the proposed gasoline service station, lubritorium, car washing (non automatic), minor repairs of motor vehicles with hand tools only, office, storage and sale of auto accessories and parking of cars waiting to be serviced; previously granted, on condition reconstruction and extension of existing gasoline service station, to include gasoline service station, storage and sale of auto accessories, machine shop, motor vehicle repair shop, brake testing, wheel alignment and office.

PREMISES AFFECTED—133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner (Block 9341, Lots 1 and 3), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Backer, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, JUNE 2, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 18, 1954, were approved as printed in the Bulletin of May 25, 1954, Vol. 39, No. 21.

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing structure

(factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Opposition: Jeannette Haberfeld, J. Fred Marbot, Edward Wasilenski, Nick Dente, Berthe Brecht and Robert Brecht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes, storage and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Fred Hutson, Anna Pakanik, Lillian Hart, V. Denso and Fonrodona.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot, the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Arthur Levitt.

For Opposition: Henri A. Le Gendre, Jesse B. Anderson, Lyle A. Marshall, Seferino L. Almentero, Joseph S. May, Mary F. Wilson, Constance Wilson, Edward S. Smith, Jr., M. Michael Portilla, Walter J. Pato, Wm. P. Reed, Leonard G. McCarthy, Robert P. Johnson, J. R. Bland, Essie C. Bryan, Percy F. Moore, Charles Rhoden, Norwood Boyette, Hattie B. Bland, Elma Greene, James Lightbourne, Numa Walker, Oscar N. Whitfield, William Strothers, Lilly Clark, Fred A. Wilson and Beatrice F. Nixon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision; hearing closed.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

MINUTES

SUBJECT—Application reopened March 16, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, Northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Attilio W. Panzarella, Albertha Zangrillo, Anna Elliott, Louis Gauss, Katherine Nast, Sophia L. Ferguson, Sophie Koster, Angela O. Panzarella, B. Cent and George Hessling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A.M. for inspection and decision; hearing closed.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion, the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Domenick Lomuscio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant:

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision in conjunction with Cal. No. 784-53-BZ.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for the use of employees and depositors of Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Benjamin Massey and Benjamin Marcus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A.M. for inspection and decision without further argument; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: V. J. Paga.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. at the request of the applicant for owner to consider withdrawal of application; hearing closed on April 6, 1954, after full hearing; premises have been inspected by a Committee of the Board.

17-54-BZ

APPLICANT—Charles Abrahams for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a one story and mezzanine class 1 structure, using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams and Max Kligman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons and employees cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Manuel Schultz and Jack Goodstein.

For Opposition: P. Wolf Winer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Horn, Irene C. Kellner, Michael Alfano and Louis Kellner.

For Opposition: Edward Kiley, Aaron R. Joseph, Betty Joseph, Ida Balter, Frances Clemente, Abraham Wasserman, Joseph A. Mocerino and Anthony Frisina.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to withdraw denied; laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock and Commissioner Kleinert 2

Negative: Commissioner Keating and Deputy Chief Connors 2

513-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Theodora Condara, owner.

SUBJECT—Application July 2, 1953—(decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—103-01 to 103-23 Beach Channel drive, south side, from Beach 104th street to Seaside avenue (Block 588, Lots 64 and 76), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Robert M. Klami.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, under the name of another, an application has been approved by the City Planning Commission under their assumed jurisdiction for a similar use.

Resolved, that this application be and it hereby is withdrawn.

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corp., owner (C. and C. Food Stores, lessee).

SUBJECT—Application November 23, 1953 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from motion picture theatre (previously granted by the Board), to store (supermarket).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 106 1st place (Block 459, Lots 2 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 8, 1953 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 1st place are in residence and business use, C area, class 1 height districts; Court street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1953 acting on Alt. Applic. 973-53, reads:

"1. In a building located partly in a business and partly in a residence use district the proposed change in occupancy from 'theatre' to Super Market is contrary to Art. II Sec. 3 of Zoning Resolution and to terms of conditional variance granted under Cal. #564-23-BZ by B. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a 110 ft. and 30 ft. frontage by 149 ft. in depth, irregular, on which are located two buildings, a four-story building fronting on 1st place (lot 6) and a one-story structure facing on Court street, formerly a moving picture theatre, at present converted to supermarket (lot 2); that it is proposed to alter the existing motion picture theatre as a supermarket; and

WHEREAS, the applicant contends that under N.B. Permit No. 4038-24 a theatre was erected on this site within the business use zone as then fixed and certificate of occupancy No. 31518 was issued; that under Cal. No. 564-23-BZ, Vol. II an extension was approved permitting the rear part of this building to extend into the residence portion of this property as then fixed by the zoning resolution; that plans were filed under Alt. Applic. 973-53 to change the use from theatre to supermarket and were approved on condition that the portion of the building within the residential area be demolished; that after work started, the owners found it impractical to remove the rear portion of the building and an amendment was filed to keep the building area intact and meanwhile, the alteration continued; that the amendment was denied by the borough superintendent on October 27, 1953; that the dwelling and passageway on lot No. 6 is not to be altered; and

WHEREAS, the applicant further contends that the former theatre, which closed down about 13 months before the new owners purchased the property, could not profitably operate even though the former owner had continually reduced the rental until he no longer could carry the property; that the expense of demolition and rebuilding, plus the reduced rental value which this would create would not yield a fair return; that the hardship to the owner is peculiar to the property involved and does not relate to the neighborhood generally, and will not be adversely affected by a grant; that there will be an improvement in the appearance of the site by the demolition of the marquee and boarded up building front and would also eliminate a possible junk yard created by the demolition; that the plot is uniquely situated in that it runs through a portion of the center of the block and the space that would be created by this demolition would serve no purpose that would be beneficial to surrounding properties; and

MINUTES

WHEREAS, the applicant states that the owner has held title to the property since February 3, 1953 and further states the assessed valuation of land is \$32,400 and of buildings \$46,100, making a total of \$78,500.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1938, by adding thereto:

"that in the event the occupancy of the building is changed to that of a supermarket, as proposed and as indicated on plans filed with this application, marked 'Received November 23, 1953' (5 sheets), such extension of use as previously granted by resolution above cited may be continued for the new use, provided that in all other respects all laws and rules applicable thereto are complied with; that the extension through to 1st place shall be used only for exit purposes and not for loading or unloading; that the open space to be left vacant adjoining the building shall be properly fenced where walls of adjoining buildings do not occur and shall be paved in accordance with the requirements of the borough superintendent; that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

120-39-BZ—Vol. II

APPLICANT—F. D. Koehler Company, Inc., owner.

SUBJECT—Application reopened May 11, 1954 re extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Gerke, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on February 27, 1940 this application (Vol. I) was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a business use district, the continuation of a motor vehicle repair shop for a temporary term of two years, in part of an existing building; and

WHEREAS, on January 9, 1945 application was reopened as Vol. II and restored to the calendar, subject to the usual procedure; and

WHEREAS, on January 30, 1945 and December 17, 1946 the resolution was amended and variance extended for a term of two years; and

WHEREAS, on December 14, 1948 the term of variance extended for a term of five years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on May 11, 1954 and set for hearing on June 2, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of term of the permit; and

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1954 acting on B.N. Applic. 8-39, reads:

"1. The Board of Standards and Appeals under resolution Cal. No. 120-39-BZ, amended on Dec. 14, 1948, limited this occupancy to a term of 5 years, expiring on Dec. 14, 1953.

2. It will be necessary to obtain the approval of the Board of Standards and Appeals for an extension of the variance, before a new certificate of occupancy may be issued."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1940 as thereafter amended by resolutions adopted through December 14, 1948, only so far as it has reference to the term of the variance, which had expired, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision i for a term of five (5) years from the date of this amended resolution, to permit * * *; and that other than as herein amended, the resolutions above cited shall be complied with; and that all permits, including a new certificate of occupancy, shall be obtained and that all work involved shall be completed within three (3) months from the date of this *amended* resolution." (Bldg. Notice 8/39)

611-53-BZ

APPLICANT—Morris Rothstein and Son, for Wesley A. Roche, owner.

SUBJECT—Application August 5, 1953 (decision of the borough superintendent), under section 9A(a) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling to a height greater than that permitted within two miles of an airport.

PREMISES AFFECTED—2515-2545 East 29th street, southeast corner of Avenue Y (block 7445, Lots 39, 49 and 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold Rothstein.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 29th street are in a residence use, D area, class 1 height district; Avenue Y is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 29, 1953, acting on N. B. Applic. 945-53, reads:

"1. Proposed multiple dwelling exceeds height allowed for areas within two miles of Airport in violation of Article 3 Section 9A subdiv. (a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 560 ft. frontage by 105 ft. in depth, presently vacant; that it is proposed to erect a building 459 ft. 2 in. front by 95 ft. in depth (typical floor 65 ft. in depth), six stories, 63 ft. in height, of class 3 construction, to be used as a class A multiple dwelling and garage for more than five cars; and

WHEREAS, the applicant contends that the building at the typical floor plan will occupy about 37% of the plot; that the project will be a six story apartment house accommodating 120 families; that the proposed height of the building in question is 63 ft. or 10 ft. 6 in. in excess of that permitted; that a variance is requested on the grounds that the building

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faces in part on Avenue Y, which is 80 ft. wide where a greater height than proposed would be permitted; that the plot is located on the edge of the 2 mile limit and the nearest point of the boundary line is 1.89 miles from the site and the nearest point of the runway is actually more than 2 miles from the site; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1952 and that the assessed valuation of the land is \$20,700; and

WHEREAS, the applicant can construct a portion of the building to a height greater than proposed where the street is eighty feet in width; and

WHEREAS, that, in the opinion of the Board, inasmuch as the premises are practically remote, being nearly two miles from the nearest airport, there is no substantial basis justifying the rejection of the application.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the requirements of the zoning resolution Section 9A as to airport areas, and that the application be and it hereby is *granted* to permit the multiple dwelling as proposed to be constructed to the height as proposed and as indicated on plans filed with this application marked "Received, August 5, 1953," (three sheets), and "April 23, 1954," (one sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, JUNE 2, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

121-35-SA

APPLICANT—Timken Silent Automatic Division, Timken-Detroit Axle Company.

SUBJECT—Application for amendment—re Timken Silent Automatic Water Heater, Models 40-A and 50-B.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 121-35-SA.

Subject: Amendment to resolution to include water heaters, heating boilers and furnaces.

Timken Silent Automatic Division of Timken-Detroit Axle Company requested by letter dated February 26, 1954, that the resolution adopted on June 18, 1935 and amended at various times through October 21, 1952 under Cal. No. 121-35-SA be amended so as to include water heaters, heating boilers and furnaces when fired by the Timken Silent Automatic Wall Flame Burner Model J (approved by the Board October 21, 1952 under Cal. No. 121-35-SA).

The Board, by its action October 21, 1952 under Cal. No. 121-35-SA, approved the water heating units Models 40-A and 50-B when fired with the Model J burner.

Recommendation

The Committee on Test recommends that the resolution adopted June 18, 1935 and amended through October 21, 1952 under Cal. No. 121-35-SA be amended so as to include the following pieces of heating equipment when fired with the Model J burner.

Boiler-Burner Units-Models OBK-25; OBK-50; OBG-65; OBG-85; OBG-110; OBR-80A; OBR-100; OBR-100A White Poe Oil Boilers-Models OBW-80; OBW-100 Air Conditioning Oil Furnaces Models OFA-50; OFA-75; OFA-100; OFB-120; OFC-140; OFC-170; OFD-75; OFD-100; OFH-60; OFH-80; OFJ-80.

Oil Fired Water Heater OWK-50; OWK-100; OWE-66 and OWB-130 on condition that all installation comply with the requirements of the Oil Burner Rules and Article 12 Chapter 26 Administrative Building Code and the requirements of the resolution adopted June 18, 1935 under Cal. No. 121-35-SA.

The Committee further recommends that in the event the owner-manufacturer augments his line of equipment, similar to that equipment recommended for approval under this recommendation and fired by the Model J burner, he shall notify the Board, in writing, listing the new model numbers.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 18, 1935 through October 21, 1952 in accordance with the above report.

620-39-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened February 5, 1952—U. S. G. Sheathing and Samson Gypsum Sheathing, approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 620-39-SM

Subject: Amendment to resolution as to omission of felt.

United States Gypsum Co. requested by letter dated January 10, 1952 adopted April 22, 1941 and amended through February 15, 1950 under Cal. No. 620-39-SM be amended so as not to require the use of asphalt felt over asphalt emulsion core U. S. G. Sheathing and to permit the application of asphalt or asbestos siding over the asphalt emulsion core, U. S. G. Sheathing when applied in an approved manner. The application was reopened by a vote of the Board on February 5, 1952.

Purpose

The material is an exterior sheathing board.

Description

The material is basically the same as the material approved April 22, 1941 under Cal. No. 620-39-SM except that the sheathing has a waterproof paper enclosure and the gypsum core is made water repellent by the addition of water emulsified asphalt to the mix.

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Inspection and Test

The process of manufacture of the asphalt emulsion cored gypsum sheathing was witnessed by Asst. Engr. J. A. Darts, Committee on Test and W. W. Bainbridge representing the applicant.

Samples of the material were identified and tested in accordance with the requirements of ASTM 79-52 and were found to comply with the requirements.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted April 22, 1941 and amended February 21, 1950 under Cal. No. 620-39-SM be amended so as to include approval of the use of 1/2 inch thick "V" edge U. S. G. Gypsum Water Repellent Sheathing without asphalt felt (except where exterior stucco is used when felt must be used) or 1/2 inch thick Square Edge U. S. G. Sheathing with asphalt felt including in both cases the application of asphalt or asbestos siding over the sheathing when applied in a manner as approved in 3 story single family class 4 residence as provided in C26-254.0 and in other frame construction as provided under C26-248.0 and C26-250 Administrative Building Code provided that the requirements of the resolution adopted April 22, 1941 under Cal. No. 620-39-SM be complied with and further that this sheathing shall be further identified by the wording U. S. G. Gypsum Water Repellent Sheathing.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 22, 1941 in accordance with the above report.

520-48-SM

APPLICANT—Precast Building Section, owner.
SUBJECT—Application reopened January 22, 1952—re Precast Building Sections (masonry walls).

APPEARANCES—

For Applicant: Werner Gottschalk.

ACTION OF BOARD—Resolution amended in accordance with report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 520-48-SM

Subject: Amendment of resolution as to extension of use Precast Building Sections.

Severud, Elstad and Kreuger, for Precast Building Sections requested by letter dated December 5, 1951, that the resolution adopted December 12, 1950 under Cal. No. 520-48-SM, be amended so as to extend the use of Precast Building Sections as to Fire Walls; enclosure walls; Parapet Walls and interior Partitions. The case was reopened by a vote of the Board January 22, 1952.

Purpose

The Precast Building Sections (precast masonry units) are to be used as enclosure walls, parapet walls and partitions.

Description

The units in size of 2'-8"; 3'-4"; 4'-0" and 4'-8" wide by 10'-0" high by 0'-8" thick, are manufactured in the same

manner and of the same mix as the units approved for use as panel, apron and spandrel wall construction as approved by the Board December 12, 1950 under Cal. No. 520-48-SM.

Inspection and Test

The units were subjected to various conditions of load testing, both on a full size wall (10'-0" x 10'-0") and a cantilever wall (3'-8" x 10'-0") and the results show that the load required to produce failure were 90 lbs. per sq. ft. and 76 lbs. per sq. ft. respectively.

A two hundred and fifty cycle of alternate freeze thaw showed that the average percent of loss of weight was 0.4%.

A fire test on a full size wall was conducted at Ohio State and the panel successfully met the requirements of a four hour load bearing wall as the panel was under a load of 18,000 lbs. during the entire course of the test.

The various tests, herein mentioned were witnessed at various times by the Committee on Test and a more detailed description of the test is contained in the copy of the resolution adopted December 12, 1950 under Cal. No. 520-48-SM.

Recommendation

On the basis of the tests conducted on the Precast Building Sections on the application for approval of Precast Section for use under C26-15.0; C26-106.0; C26-439.0 as having met the requirements of C26-446.0 Administrative Building Code, and having carried the fire endurance test to over four hours, the Committee on Test recommends that the resolution adopted December 12, 1950 be amended so as to permit the use of Precast Building Sections under the following sections of the Administrative Building Code for the specific uses as allowed therein: C26-61.0 as an enclosure wall; C26-64.0 as a Fire Partition as set forth under the requirements of C26-633 and C26-634; C26-68 as a fire wall as set forth under the requirements of C26-631.0 and C26-632.0; C26-70 as a fireproof partition as set forth under the requirements of C26-636.0 and C26-637.0 as a bearing wall as provided under C26-443.0; as a Parapet Wall as provided under C26-444.0; as a stairway, elevator or similar enclosure as provided under C26-45.0 Administrative Building Code on condition that in all other respects the requirements of the resolution adopted December 12, 1950 under Cal. No. 520-48-SM be complied with and further that when this material is used as a parapet wall under C26-444.0 the vertical rod doweling at panel joints shall be dimensioned to provide resistance to wind load of 30 p.s.f. acting on either face of the parapet wall, within the allowable steel stress. The Committee further recommends that when this material is used for bearing wall construction as provided under C26-443.0 installations shall conform to Drawings marked "Recd. April 6, 1954" copies of which are on file with and are part of this record; said drawings giving details of Concrete floor construction; support of wall unit on foundation; steel beam and slab construction; typical concrete sill section; solid head of precast panel. Typical panels and detail of metal lath form for key at top of panel.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 12, 1950 in accordance with the above report.

733-48-SM

APPLICANT—Van-Packer Corporation, owner.
SUBJECT—Van-Packer Flue (chimney for coal, wood, gas, etc.), approval of.

APPEARANCES—

For Applicant: S. B. Covert.

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ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 733-48-SM

Subject: Van-Packer Flue, approval of.

Van-Packer Corp. Chicago, Illinois, filed June 1, 1948 an application with the Board of Standards & Appeals for approval of the material known as the Van-Packer Flue under the provisions of Article 12, Chapter 26 Admin. Building Code.

Purpose

The material is to be used as a low temperature as provided under C26-705.0 Administrative Building Code.

Description

The flue is made up in precast cylindrical sections. Each section consists of a $\frac{5}{8}$ inch thick fire clay chimney tile liner, surrounded by a three (3) inch thick vermiculite concrete insulation and $\frac{1}{4}$ inch asbestos shell.

The sections are formed by casting the vermiculite concrete insulation between the fire clay tile as an inner form and the asbestos cement outer form. Concentricity is provided by jigs which space the parts. The sections are air and steam cured and oven dried. After drying, both ends of each section are cut smooth with masonry cutting sheels. A circular groove, $\frac{1}{2}$ inch deep by $\frac{1}{8}$ inch wide is cut into the face at both ends of each section in order to receive a $1" \times \frac{1}{8}"$ steel spline. Openings for cleanouts are cast at time of manufacture.

In erecting this type of flue, the lowest section or support section 4'-0" long—is carried on a 2'-0" x 2'-0" x 0'-8" concrete base. The next section is placed on the base or support section so that the metal spline is set in the groove. These sections are joined with an acid resisting cement, at each joint a sheet metal draw band is provided; after drawing the band tight, three sheet metal screws anchor the draw-band to each section in order to hold the joint tight until the joint cement has set. The succeeding sections are laid up in similar manner.

The average weight of the sections is 27 lbs. per ft. of length.

Inspection and Test

Actual installations were inspected by Asst. Engr. J. A. Darts Committee on Test but the installation inspected were not in compliance with C26-710.0.h.i Administrative Building Code.

The flue was tested at the Underwriters Laboratory, Chicago, Illinois for the following:

Fire Hazard, Heat Shock, Smoke Test, Freezing and Thawing, Sulphuric Acid Immersion, Water Immersion and Load and successfully passed all the tests. The complete Underwriters Laboratory Report Misc. Hazard 3836 Application No. 49C3511 is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Van-Packer Flue for voluntary use as following conditions; The chimney shall be carried down to an incombustible base and shall rest on a footing 2'-0" x 2'-0" x 0'-8" or greater depending on the soil condition; this chimney shall only be used in residence building of Class 4 construction and the extension beyond the ridge line shall not be more than 2'-0"; that clearance from combustible shall be in compliance with the requirements of C26-710.0.3. n, o, p Administrative Building Code; the chimney shall be adequately braced by $1" \times \frac{1}{8}"$

metal supports at every tier of beams, including the rafters; that each section shall be joined to the lower section by means of the metal spline, joint cement and aluminum band, all as herein described and further that each carton or container in which this flue is marketed shall be tagged, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 733-48-SM" or each section of flue shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

733-49-SM

APPLICANT—Aetna Steel Products, Corp., owner.

SUBJECT—Application reopened July 11, 1950—re Aetna Hollow Steel ($1\frac{3}{8}"$) One and One-Half Hour Fire Door.

APPEARANCES—

For Applicant: Leslie T. Swanson.

ACTION OF BOARD—Resolution amended in accordance with report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 733-49-SM.

Subject: Amendment of resolution as to modification of design.

Aetna Steel Products Corp. Pottsville, Pa. requested by letter dated June 22, 1950 that the resolution adopted June 6, 1950 be amended so as to modify the construction of the approved door. The application was reopened by a vote of the Board July 11, 1950.

Description

The door approved June 6, 1950 under Cal. No. 733-49-SM was so constructed that the panels of #20 gauge steel and the stiles of #18 gauge steel are locked together by means of interlocking reinforced hooked channels and are welded on 6 inch centers at the four seams along both faces of the entire door. The modified door is constructed of #18 gauge gauge throughout. The door is made in two sections and they are welded with a continuous fusion weld along the entire length of the door. There is no change in design or spacing of the stiffness or in the type or density of the rockwool insulation.

Inspection

Details of the modified construction were inspected and were compared with the details of construction of the approved door by Asst. Engr. J. A. Darts and were found to comply with drawings marked received Dec. 4, 1953.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 6, 1950 be amended so as to include the modified construction as herein described and otherwise that

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the requirements of the resolution adopted June 6, 1950 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 6, 1950 in accordance with the above report.

243-52-SA

APPLICANT—Gruenberg Electric Co., owner.
SUBJECT—Geco Industrial Oven (electric), approval of.
APPEARANCES—

For Applicant: Alex T. Greenberg.

ACTION OF THE BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 243-52-SA

Subject: GEICO Industrial Oven, approval of.

Gruenberg Electric Corp., Brooklyn, New York, filed March 24, 1952, an application with the Board of Standards and Appeals for approval of the appliance known as GEICO Industrial Oven under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used for the bake drying of various non-combustible articles finished with enamels, japans, lacquers and finishes of that nature.

Description

The GEICO Industrial Type BGP is constructed of non-combustible material and is double wall construction. The interior and exterior walls are fabricated of at least 22 gauge steel and the space between the walls is insulated with at least two inches of fiberglass insulation.

The doors of the oven are equipped with safety vent latches of a type approved by the factory mutual.

The ovens are provided with a forced air circulation system and a high volume blower forces the air through the oven in ducts. The oven is provided with a fresh air intake and exhaust stack. An exhaust blower is interlocked with the main start switch so that the oven cannot be started without the exhaust being turned on.

The heating units are seamless steel tubular heating elements. These heaters are so constructed that the actual heating element is surrounded with an electrical insulator. The insulating material is then surrounded with a seamless steel tubing. There are no open heating coils; only the steel tubing, which is heated from the inside, is exposed to the oven air.

The heaters are interlocked with the circulation blower so that they cannot be energized when the blower is not running. If the blower should stop, the heaters will be disconnected and remain off.

The heaters have a seven inch section on each end of the heater that is not heated and the terminal connections are on each end. This unheated section, with the terminals, passes through the insulated wall from the inside of the oven to the outside and all connections to the oven are made on the outside of the oven so that there are no wires or connections within the oven.

The terminal, being on outside of the oven, will eliminate any possibility of ignition due to arcing.

The temperature in the oven is controlled by an automatic thermostat which turn the heating units on or off to maintain the set temperature. A secondary control is set a few degrees above the automatic thermostat so that in case the thermostat fails, the secondary control will function and stop operation completely except for the exhaust fan; the heating elements and the circulation blower will be disconnected and inoperable until the oven is repaired.

All control equipment, contactors, relays, fuses etc. are mounted in a control box that is mounted on the outside of the oven. The heater circuit, blower and control circuits are separately fused. A blown fuse in the blower and control circuit will cause the shut down of the heater circuits as the heaters are interlocked in this manner.

The type BGP is constructed of various size, ranging from 12 cu. ft. to 96 cu. ft. inside dimension and the wattage ranges from 5000 watts in the smallest oven to 18000 watts in the largest oven and the voltage, in all sizes, is 200 V3 Phase.

Inspection and Test

An oven was inspected and tested at 1637 George St. Brooklyn, New York by Asst. Engr. J. A. Darts, Committee on Test. The oven functioned as designed and the controls operated as required. In addition pieces of news print were draped over the heating elements and at the end of one half hour, under operating conditions with the heating elements and circulating blower in operation, the paper was barely charred.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the GEICO Industrial Oven Type BGP for voluntary use in New York City when constructed as herein described and installed in accordance with the requirements for all paint. Drying ovens under the requirements of the Paint Spraying Rules of the Board and all electrical work shall be in compliance with the requirements of the Electrical Code and that the oven bears a label permanently attached reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 243-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

438-52-SM

APPLICANT—National Gypsum Co., owner.
Subject: Gold Bond Gypsum Plaster & Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-lok System), approval of.

APPEARANCES—

For Applicant: Baaron Richard.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 438-52-SM.

Subject: Gold Bond Gypsum Plaster & Gold Bond Gypsum Lath Ceiling (with Gold Bond Clip-lok System) approval of.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York, filed May 27, 1952, an application with the Board of Standards & Appeals for approval of the material known as Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling with Gold Bond Clip-lok System, under the provisions of C26-618.0, C26-88.0, C26-615 Administrative Building Code.

Purpose

The purpose is to provide a short span fire resistive ceiling with a three (3) hour fire protection to structural steel.

Description

The construction consists of a 2 inch poured in place reinforced concrete floor slab, open web steel joists and a ceiling of $\frac{5}{8}$ inch of gypsum perlite on $\frac{3}{8}$ inch perforated gypsum lath secured by wire clips to furring channels which, in turn were tied to the lower chords of the joists.

The joists are spaced 24 inches on centers and a row of X-bridging, consisting of $\frac{3}{4}$ inch Cold Rolled Channels, cut to tie around the joist and maintain the 24 inch spacing are placed transversely to the joists at mid span but not exceeding 6'-6" on centers along the center line of the joist.

The base for the reinforced portland cement slab was an expanded metal rib both weighing 3.4 lbs./sq. yd. The lath is locked on top of the joists, transversely, and lapped 1'-0" on the end of the adjoining sheet and 0'-4" along the edge. The laths are tied together along the lapped joints and to each joist at each rib with #18 galvanized wire. The concrete is a 1:2:4 mix, by volume and the reinforcing in the concrete is 6 inch square weld mesh of #8 ga. wire.

The $\frac{3}{4}$ " Cold Rolled Channels, spaced 12 inches on center are tied transversely to the lower chord of the joists with double ties of #18 gauge wire.

The $\frac{3}{8}$ inch perforated gypsum lath, 48" x 16" are then placed with the long dimension parallel to the joists and are secured to the furring channels with formed wire clips. Each lath is supported by four clips along each edge. Along each furring channel, at the third joint of the 16 inch edge, two wire clips are punched through the lath and hooked over the channels for additional support. The lath is secured to one another at the ends and edges by formed wire clips.

The plaster is applied in three coats, the scratch consisting of 100 lbs. of gypsum to 2 cu. ft. of perlite, the brown coat consisting of 100 lbs. of gypsum to 3 cu. ft. of perlite and the third or white coat consisting of 3 parts lime putty to 1 part of gaging plaster. The total thickness of plaster being $\frac{5}{8}$ inches.

Inspection and Test

A floor and ceiling construction as described above was tested at the National Bureau of Standards, Washington, D. C., in the presence of Asst. Engr. J. A. Darts, Committee on Test and representatives of the National Gypsum Co.

The test was discontinued at three hours in order to save the joists and floor for later tests. The deflection of the floor at that time was 0.3 inches. None of the end points of heat transmission had been reached at that time. No hose stream or reloading tests were made. A copy of the record of test by the Bureau of Standards, test panel 316 file 10.27U is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that approval of the National Gypsum Co. Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath Ceiling when used as a ceiling assembled as described in this report as a short span fire resistive ceiling for the protection of joists, beams and girders in all classes of construction under the provisions of C26-615.0 as having met the requirements of C26-601.0, C26-

602.0 and C26-603.0 Administrative Building Code providing all component parts are of an approved type installed in accordance with their individual approvals and provided the ceiling is assembled as described in this report.

The Committee further recommends that all perforated lath, gypsum perlite plaster and accessories manufactured by National Gypsum Company for use in this construction shall be tagged, stamped or labelled as the containers or shipping tickets or bill of lading stamped or marked "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 438-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

812-52-SM

APPLICANT—Duffy Concrete Products, Inc., owner-manufacturer.

SUBJECT—Application November 5, 1952—Duffon Concrete Plank (concrete plank for roof and floor construction), approval of.

APPEARANCES—

For Applicant: Francis X. Duffy.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

AMENDED REPORT OF COMMITTEE ON TEST

Re: Cal. 812-52-SM.

Subject: Duffon Concrete Plank (concrete plank for roof and floor construction), approval of.

Duffy Concrete Products, Inc. owner-manufacturer of Tenaflay, N. J., filed November 5, 1952, an application with the Board of Standards and Appeals for approval of the Duffon Concrete Plank for roof and floor construction under the provisions of C26-347.0 and C26-626.0 Administrative Building Code.

Purpose

A reinforced cinder concrete roof plank for floor and roof construction.

Description

This plank is of precast reinforced concrete construction. The concrete is composed of one part high early portland cement, four parts hard coal cinders and aerating compound. The planks are 2" or $2\frac{3}{4}$ " thick and $23\frac{7}{8}$ " wide for square edge and $22\frac{7}{8}$ " wide for tongue and groove. The steel welded wire fabric reinforcement consists of 3-12 and 7-11 for 2 roof plank up to 6'-0" clear spans, 2-12 and 7-11 for 2" roof plank up to 7'-0" clear spans, 2-12 and 7-11 for all $2\frac{3}{4}$ " plank up to 8'-0" clear spans and for all floor plank 2" or $2\frac{3}{4}$ " thick. The welded wire fabric is placed top and bottom of all planks with a $\frac{3}{4}$ " concrete protection.

The concrete mix described above is mixed in a rotary drum and poured into the steel forms, thoroughly tamped and kiln cured for 24 hours, then stacked and air cured for a minimum of 14 days.

All planks are securely attached to the structural supports by means of 18 gauge galvanized metal clips nailed to the

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planks. All joints between planks are filled with a high temperature resistant asphaltic mastic compound.

Inspection and Test

These planks were inspected and tested at the plant of the applicant at Tenafly, New Jersey. Sample slabs were identified and tested at third point loading in accordance with the requirements of C26-626.0 Administrative building Code.

The results were as follows:

2" tongue and groove plank—

7'-0" C to C span 6'-8" clear/span

Area 2 slabs per panel = 25.62 sq. ft.

Panel #1 6460 lbs.

Panel #2 5990 lbs.

Av. 6225 lbs.

Load lbs. per sq. ft. $6226 \div 25.62 = 244$

Safe uniformly distributed carrying capacity in accordance with C26-626.0 = 61 lbs. sq. ft.

2¾" tongue and groove plank 8'-0" C-C span

7'-8" clear span 1'-7/8" wide

Area 2 slabs per panel = 29.44 sq. ft.

Panel #1 ultimate load 7210

Panel #2 ultimate load 7400

Av. 7305 lbs.

Load (lbs. per sq. ft.) $7305 \div 29.44 = 248$

Safe uniformly distributed carrying capacity in accordance with C26-626.0 = 62 lbs. per sq. ft.

Recommendation

The Committee on Test recommends on the basis of the foregoing data and as per the application of accepted engineering formula submitted with the application that the Duffcon Concrete Plank be approved for use in New York City under C26-191.0a as meeting the requirements of C26-626.0.b Administrative Building Code for roofs of class 1 and 2 construction where the fire protected covering is omitted from the roof trusses as provided in C26-618.0 under C26-620.0.c.l.b. as the Concrete top slab provided for therein as roof slab only for spans as follows:—2" plank 6'-8" clear span—2¾" plank—7'-8" clear span, provided not fire resistive rating is required under the following conditions:

A minimum bearing of 2 inches shall be provided on the steel or masonry supports and each plank shall bear in the supports sample spans. The roof surface shall consist of approved roofing material not exceeding 4 lbs. per sq. ft. The slabs shall be fastened to the purlins or roof beams with 18 U. S. gauge metal clips nailed to the planks and all planks when shipped shall be marked or tagged "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 812-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1953 in accordance with the above report.

552-53-SM

APPLICANT—Simpson Logging Co., owner (James A. Phillips, Inc., Agent).

SUBJECT—Application July 9, 1953—Simpson Acoustical Tile, FRF Finish, approval of.

APPEARANCES—

For Applicant: Robert Phillips.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test except there shall be a mechanical means of attachment, which shall be submitted to the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 552-53-SM

Subject: Simpson Acoustical Tile FRF finish, approval of.

Simpson Logging Co. Washington filed July 9, 1953 an application with the Board of Standards & Appeals for approval of the material known as Simpson Acoustical Tile FRF finish under the provisions, C26-191.0 Administrative Bldg. Code and the Fibre Board Rules of the Board.

Purpose

The material is an acoustical tile with a flame resistant finish.

Description

The acoustical tile is a wood fibre tile made from a blend of Douglas fir. The tiles are 12" x 12", 12" x 24" and 24" x 24" and have a thickness of ½", 5/8", ¾" and 1". Each square foot of tile has 484 drilled perforations 1/16" in diameter extending to within 1/8 inch of the back surface.

The surface of the tile is thin finished with a flame resistant paint designated as FRF.

The tile is given a base coat with a paint of the following formulation:

Clay	2700	parts
Dispersant	8	"
Sodium Alginate	20	"
Starch	300	"
Water	2860	"

The tile is given two additional coats of paint; the under coat being as follows:

Alpha Protein	3.12	parts
Ammonium Hydroxide	.42	"
Sodium Pentachlorophenol	.17	"
Dispersant	9.00	"
Clay	1000.00	"
Styrene-Butadiene Latex	135.20	"
Water	883.79	"

The top coat being as follows:

Calcium Carbonate	300.00	parts
Titanium Dioxide	21.80	"
Sodium Silicate	23.26	"
Dispersant	1.75	"
Styrene-Butadiene Latex	84.50	"
Water	166.60	"

Inspection and Test

Tests were made at Manhattan College, New York in the presence of Asst. Engr. J. A. Darts, Committee on Test, R. Phillips representing the applicant and Professors O'Connell and McInerney of Manhattan College.

The test procedure was in accordance with Federal Specifications SS-A11-118 (A) Section 3C-1 which covers "slow burning and combustible materials". The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Simpson Logging Co.'s product known as Simpson Acoustical Tile FRF Finish be approved for use in New York City when treated on the exposed surface with the mixture known as FRF consisting of ingredients as herein described.

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Class of Construction	Ceiling Area (sq. ft.)
1	5000
2	5000
3	6000
4	no limit
5	6000
6	6000

In school buildings where the ceiling is 20 feet clear above the floor these areas may be increased 50%.

The Committee further recommends the flame resistant treatment shall be of a color differing from the color of the standard tile (not treated) to insure complete coverage of the tile and each package shall carry the wording "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 552-53-SM" and in addition the words "Fire Treated".

It is further recommended that this product even when fire treated, be backed up solidly (tightly) without air space to an incombustible backing such as concrete, cement plaster, asbestos cement building board or similar material and each tile shall be secured by mechanical means.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

583-53-SM

APPLICANT—Hamilton Manufacturing Company, owner.
SUBJECT—Application July 30, 1953—Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, No. L-18VB and L-019VB, approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 583-53-SM

Subject: Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet, Models L-18VB and L-019VB, approval of.

Hamilton Manufacturing Company, Wisconsin, Filed July 30, 1953, an application with the Board of Standards and Appeals for approval of the Hamilton Single Gooseneck Pedestal Faucet and Hamilton Swing Spout Mixing Faucet Models L-18VB and L-019VB under the provisions of C26-1277.o.h Administrative Building Code, and the Submerged Inlet Rules of the Board.

Purpose

The material is a laboratory type plumbing fixture faucet.

Description

This faucet is designed for use in hospitals, laboratories and for places in which a hose connection can be made for use in bench sinks.

The vacuum breaker is incorporated in the gooseneck or spout outlet which is at least four inches above the discharge spout.

Inspection and Test

The two models were inspected and tested at 32 Vandewater Street, New York City in the presence of Asst. Engr. J. A. Darts, Committee on Test, E. O. Bauman, Chief Inspector, Bureau of Water Register; H. Gralow, Inspector Water Consumption and J. M. Mitchell and A. R. Salveson, representing the applicant.

All parts of the units remained tight under water pressures from 35 p.s.i. to 2 p.s.i. and at no time did the vacuum breaker leak at the higher pressures or show signs of weeping at the low pressures. The units were then subjected to sustained and intermittent vacuum of 27.5", 22.5" 15.0" and 7.5" Hg. and at no time did back flow occur.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hamilton Single Gooseneck Pedestal Faucet and the Hamilton Swing Spout Mixing Faucet Models L-18VB and L-019VB for use in New York City under the provisions of the Submerged Inlet Rules of the Board, on condition that the faucets be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 583-53-SM" or in lieu thereof, a die or stamp be made and stamped or labeled on article bearing the following inscription within a circle around the periphery at the top the word, "APP'VD," along the bottom, "BD. S&A", in the center, two lines, upper line, reading, "N.Y.C." lower line reading, "Cal. No. 583-53-SM".

The Committee further recommends that the vacuum breaker described herein shall only be used in the above mentioned fixtures and that this approval shall not be deemed to be an approval of the vacuum breaker per se for general application or approval.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 23, 1954 in accordance with the above report.

143-54-SM

APPLICANT—United States Plywood Corp., (J. A. Fitzpatrick, Agent)

SUBJECT—Application February 16, 1954—Weldwood ¾ Hour Door (weldrock core), approval of.

APPEARANCES—

For Applicant: Norbert F. Schumaker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 143-54-SM

Subject: United States Plywood Fire Door approval of.

J. A. Fitzpatrick for United States Plywood Corp., New York, filed February 24, 1954, an application with the Board of Standards and Appeals for approval of the United States

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Plywood Weldwood Fire Door under the provisions of C26-292.o.h.i.d.; C26-610.0 and C26-662.0 Administrative Building Code.

Purpose

The material is a 4'-0"x7'-0"x0'-13/4" three quarter hour fire resistive door.

Description

The Weldwood Fire Door is a flush type single swing composite fire door constructed of an incombustible core to which is bonded chemically impregnated wood edge banding.

The core is calcium silicate with asbestos fibers. In the manufacturing process this slurry is cast in vertical moulds, cured in a steam autoclave for 18 hours; the castings are then removed, shaped and dried to a moisture content of 3%.

The core and the chemically treated edge banding is coated an adhesive, clamped in a position and allowed to set. This assembly is then sanded; the exposed surface is sized and after setting, the veneer is applied to the core with special glue, then placed in a hot press under controlled condition.

Inspection and Test

Samples of the door 4'0"x7'-0"x0'13/4" were tested at the Underwriters Laboratory in the presence of Asst. Engr. J. A. Darts Committee on Test and representatives of the United States Plywood Corp.

A total of four doors were tested in accordance with the requirements of C26-610.0 Administrative Building Code, and the maximum heat transmission of all the doors tested was 180° F. There was a slight flaming of the edge banding at the hinge and lock stile but no passage of flame in considerable volume. The end of the hour fire endurance, the doors were subjected to the hose stream test and only one of the four doors passed the hose stream test.

The applicant amended his application to request approval of the door as a 3/4 hour opening protective assembly as C26-610.o.b Administrative Building Code states that, "opening protective assemblies other than fire windows and shutters tested to establish a three-quarters of an hour rating need not be subjected to a hose stream test;" hence this door successfully passed the 3/4 hr. test.

Recommendation

On the basis of the inspection and test and this data filed by this applicant, the Committee on Test recommends the approval of the United States Plywood Corp. Weldwood Fire Door when constructed as herein described for use as a three-quarter hour opening protective assembly as provided for under C26-610.0 Administrative Building Code, on condition that the lock used shall have a throw of at least 3/4 inch. and that all opening protective assemblies manufactured under this approval shall comply with the Opening Protective Assembly Rules of the Board.

The Committee further recommends that a metal veneer; 20 to 24 gauge may be bonderized onto the face of the door and that the door may be constructed with rails 4 1/2 inches and stiles 1 1/2 inches.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

555-39-SA

APPLICANT—American Radiator-Standard Sanitary Corp., owner.

SUBJECT—Application for consideration—reopening and storage to docket for test and report—re Empire Ideal Gas-Fired Boiler, Model 2-GA, previously approved.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Application reopened and restored to the docket for test and report, previously dismissed for lack of prosecution on March 2, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application for consideration—reopening as Vol. II—re Gold Bond Gypsum Wall Plank (wallboard for new or remodeling work), approval of.

APPEARANCES—

For Applicant: Barron Richard.

ACTION OF BOARD—Application reopened as Vol. II, for test and report if required, as to revised dimensions of the material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

428-47-SM—Vol. II

APPLICANT—Oil Chemical and Surgical Equipment Co., A Division of Air Reduction Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Ohio Scanlan-Morris Bedpan Washer and Steamer, Models A4455 Wall Mounted Type; Model A4457 Recessed type and A4458 Pedestal type, approval of.

APPEARANCES—

For Applicant: Francis P. Parks.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to revised design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

153-41-SA—Vol. II

APPLICANT—Roberts-Gordon Appliance Corp., owner.

SUBJECT—Application for consideration—reopening for test and report as to new model—re Roberts-Gordon Gas Conversion Burners, Series 84,302,302-20,400 and Nordensson Type H and Type P. H. Gas Burners, previously approved.

APPEARANCES—

For Applicant: John B. Spencer.

ACTION OF BOARD—Application reopened as Vol. II, for test and report to consider a new model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

709-50-SA

APPLICANT—The Weber Dental Manufacturing Co., owner (Dental Equipment Specialists, Inc., agent).

SUBJECT—Application for consideration—reopening for test and report as to redesigned model—re Weber Dental Manufacturing Co. Dental Units, Models H and J, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to redesigned model.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

557-39-SA

APPLICANT—American Radiator-Standard Sanitary Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to docket for test and report—re Standard Ideal Gas-Fired Boiler, Model 2-GA, previously dismissed.

APPEARANCES—

For Applicant: H. D. Balainger.

ACTION OF BOARD—Application reopened and restored to docket for test and report, previously dismissed for lack of prosecution on March 2, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

59-49-SA

APPLICANT—Watts Regulator Company, owner.

SUBJECT—Application for consideration—reopening and test and report as to proposed change in construction—re Watts Vacuum Breaker No. 188, $\frac{1}{4}$ in., $\frac{3}{8}$ in., $\frac{1}{2}$ in., $\frac{3}{4}$ in., and 1 in., previously approved.

APPEARANCES—

For Applicant: Robert W. Armbruster.

ACTION OF BOARD—Application reopened for test and report as to change of construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

915-53-SA

APPLICANT—General Oil Heating Corp., owner.

SUBJECT—Application for consideration—reopening for report as to another trade name—re Genoco Oil Burner, Model B-3, previously approved.

APPEARANCES—

For Applicant: Wm. D. Brooks.

ACTION OF BOARD—Application reopened for report as to additional name under which the appliance is proposed to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

800-38-SA

APPLICANT—Delco Appliance Corp., owner.

SUBJECT—Application for consideration—reopening and report as to additional trade name—re Delco Heat Oil Burner, Models DX, D12, D34, D44, DR, DR-O, DR-1, DRF, DF2 and DLM, previously approved.

APPEARANCES—

For Applicant: Richard T. Reddington.

ACTION OF BOARD—Application reopened for report as to additional name under which the appliance is proposed to be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

690-46-SM

APPLICANT—The Philip Carey Manufacturing Co., owner.

SUBJECT—Careyduct (keylock type), approval of.

APPEARANCES—

For Applicant: George Smith.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

171-54-SM

APPLICANT—National Tileboard Corp., owner.

SUBJECT—Application February 24, 1954—Roxbord (decorative wall panel), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed. The premises were inspected by a committee of the Board in conjunction with 284-47-A—Vol. II. Plant was shut down pending determination as to continuation. Machinery and the manufacturing process while idle, was in place but will probably be dismantled and disposed of.

150-48-SA—Vol. II

APPLICANT—OverHead Heaters, Inc., owner.

SUBJECT—Application reopened as Vol. II—April 3, 1951 re Shatconaire Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater), approval of.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Laid over to June 8, 1954, at 2 P.M. for further consideration by the Board.

117-44-A

APPLICANT—M. W. Del Gaudio, for Orello Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment for permanent term—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—244 East 152nd Street (240-244 displayed), south side, 94.47 ft. east of Park avenue (Block 2441, Lots 15 and 16), Borough of The Bronx.

APPEARANCES—

For Applicant: M. W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this appeal was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the resolution was amended on June 2, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 16, 1944, as amended by resolution adopted June 2, 1953, by adding thereto:

“... that in view of the change in the zoning of the plot in which the building is located, from unrestricted to manufacturing, such use may be permitted if the building is in conformity with the zoning use and the construction of the building and the occupancy shall comply in all other respects with all laws and rules applicable

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thereto; and that a permanent certificate of occupancy may be obtained for such occupancy." (Alt. Applic. 10/44)

226-45-A

APPLICANT—Samuel R. Buxbaum, for My-R Construction Corp., owner (872 Gerard Avenue Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted for a temporary term).

PREMISES AFFECTED—872 Gerard avenue and 81-95 East 161st street, northeast corner (2nd floor); (Block 2476, Lot 56), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel R. Buxbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board October 16, 1945, on certain conditions; and

WHEREAS, the term of variance was extended on May 23, 1950 and June 3, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * that the present occupancy on the 2nd floor, consisting of a dress store, may be continued for two (2) years from the date of this *amended* resolution, provided there is no manufacturing carried on and that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that a new certificate of occupancy shall be obtained." (Alt. Applic. 594/44)

1128-48-A

APPLICANT—A. R. C. Building Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the Borough Superintendent, previously granted on condition.

PREMISES AFFECTED—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis J. Quadre.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1949, on certain conditions; and

WHEREAS, the resolution was amended on November 1, 1949 and March 21, 1950; and

WHEREAS, the term of variance was extended on November 25, 1952 and June 9, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1949, as *amended* by resolutions through June 9, 1953, only so far as it has reference to the term of the variance pending approval by the Board of a glass door under Cal. No. 226-50-SM, so that as *amended* this portion of the resolution shall read:

"* * * that such term for one (1) year heretofore stated may be extended for a term of one (1) year from the date of this *amended* resolution." (N.B. Applic. 693/48)

690-53-A

APPLICANT—Julius Chomsky, for Certified Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re (Appeal from a decision of the borough superintendent, previously dismissed).

PREMISES AFFECTED—202 East 12th street, south side, 84 ft. east of 3rd avenue (Block 467, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel J. Levowitz and Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to docket, formerly dismissed for lack of prosecution, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for William T. Wicks, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—143-26 Quince avenue, south side, 215.69 ft. east of Bowne street (Block 5234, Lot 12), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider proposed changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

760-51-A—Vol. II

APPLICANT—Harry Silverman, for Nansal Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—510 East 72nd street, south side; 511-515 East 71st street, north side, 198 ft. east of York avenue (Block 1483, Lots 9, 10, 11 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

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343-53-A

APPLICANT—1251 Monterey Inc., lessee, for 1247-1257 Flatbush Corp., owner.

SUBJECT—Application May 6, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1247-1257 Flatbush avenue, east side, 23 ft. 6 in. north of Newkirk avenue (Block 5210, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 0

Negative 0

437-53-A

APPLICANT—Charles Carroll and Frank Eiras, d/b/a Antlers Restaurant, lessee (Wall and Beaver Street Corp., owner.)

SUBJECT—Application May 27, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—67 Wall street, southwest corner of Pearl street and 65 Beaver street (Block 27, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Carroll.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

771-53-A

APPLICANT—L. Heller and Son, Inc., lessee, for America Pharmaceutical, owner.

SUBJECT—Application October 23, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue (Block 2277, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

851-53-A

APPLICANT—H. E. Horwood, for Samuel Bonnell, owner (Corso Restaurant, lessee).

SUBJECT—Application December 1, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—205-209 East 86th street, north side 125 ft. east of 3rd avenue (2nd floor); (Block 1532, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

852-53-A

APPLICANT—H. E. Horwood, for Samuel Bonnell, owner (Cafe Weinicke, lessee).

SUBJECT—Application December 1, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—205-209 East 86th street, north side, 125 ft. east of 3rd avenue (1st floor); (Block 1532, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

884-53-A

APPLICANT—Henry Hudson Hotel Corp., owner.

SUBJECT—Application December 14, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—353-361 West 57th street, south side, 25 ft. east of 9th avenue (Block 1048, Lot 2); (2nd floor), Borough of Manhattan.

APPEARANCES—

For Applicant: Donald W. Smith.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

71-54-A

APPLICANT—Ingram S. Carner, for Marcelino Mantinan, owner.

SUBJECT—Application February 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-51 Bayside avenue, north side, 60.54 ft. west of Murray street (Block 4823, Lot 35), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

235-54-A

APPLICANT—Cooling Enterprises, Inc., for Insurance Company of North America, owner (The Excess Management Corp., lessee).

SUBJECT—Application March 19, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—91-101 John street, north side, 28-36 Gold street and 1-21 Cliff street (entire block); (Block 76, Lots 11, 13, 15, 17 and 18), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

248-47-A—Vol. II

APPLICANT—1314 Blondell Avenue Realty Corp., owner (National Tileboard Corp., lessee).

SUBJECT—Application reopened February 17, 1953 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—1314 Blondell avenue, east side, 37.11 ft. north of Westchester avenue (cellar); (Block 4133, Lot 2), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal dismissed. The premises were inspected by a committee of the Board in connection with 171-54-SM, but the company is out of business and the plant is about to be sold, so that the property will not continue with the previous use, and the Committee recommended that the appeal be dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster Street Corp., owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 2 P. M. for inspection and decision.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Sadur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 2 P. M. for inspection and decision.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 2 P. M. for applicant to file revised plans and for decision.

578-41-BZ

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting for a term of years, in an F area and also on the residence portion of the plot located in business and partly in residence use districts, the erection and maintenance of a factory building, and also the omission of the required rear yard.

PREMISES AFFECTED—58-25 Little Neck parkway, east side, 382.57 ft. south of 58th avenue (Block 8400, Lot 134), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: J. B. Dow and C. Di Martino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on July 6, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, as to use, and Section 21, as to extension of area, for a temporary term of five (5) years from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the conditions of the resolution above cited shall be complied with and a new certificate of occupancy shall be obtained." (N.B. Applic. 3537/41)

273-43-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nursery-type Products, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district for a term of years, the conversion of occupancy from marble factory to manufacturing of mattresses.

PREMISES AFFECTED—965-967 Hopkinson avenue, west side, 260 ft. south of Lott avenue and 576-578 Bristol street (Block 3623, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 7, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 13, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1944, as *amended* by resolutions adopted through May 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained." (Alt. Applic. 3572/43)

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460-45-BZ

APPLICANT—Ingram S. Carner, for Martin Siegel, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection of a new building to house and office, lubritorium and laundry, to enlarge site and relocate and add to present number of storage tanks. PREMISES AFFECTED—2130-2148 Atlantic avenue and 273-277 Saratoga avenue, southeast corner (Block 1433, Lots 6, 7, 8, 9, 10 and 109), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 29, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1946, so as to correct the reference to the plans filed, so that this portion of the resolution shall read: "Marked Received July 20, 1945"; and as to the number of 550 gallon storage tanks, so that as *amended* this portion of the resolution shall read:

"* * * that in addition to the six (6) 550 gallon tanks proposed and permitted to be installed, there may be two (2) additional such tanks, as passed upon by the Borough Superintendent under Misc. Applic. 734/54, dated April 6, 1954, and as shown on plans filed with this request for amendment, marked 'Received May 11, 1954,' 1 sheet."

451-47-BZ

APPLICANT—Charles M. Spindler, for Joseph Manfredonia, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy from hand laundry and accessory department for dry cleaning to wet wash laundry and dry cleaning.

PREMISES AFFECTED—944-946 (944 displayed) 40th street, south side, 46 ft. 1 in. west of New Utrecht avenue (Block 5886, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the resolution was amended on July 13, 1948; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 22, 1952; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter *amended* by resolutions adopted through July 22, 1952, by adding thereto:

"* * * that in the event the owner desires to discontinue the use of the dry cleaning equipment as previously used and approved and to install the following equipment, all as approved by the Board, namely, Washex, combination washer and extractor, Cal. No. 302-49-SA, Huebsch tumbler, Cal. No. 788-48-SA, and Olson filter, Cal. No. 666-50-SA, such substitution of new machinery may be permitted *on condition* that the resolutions above cited shall be complied with in all other respects." (Alt. 1350/47)

57-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Albert Sheftman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to location of pumps—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a retail and unrestricted use district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air-raid shelter, without the required rear yard and courts and permitting the parking and storage of more than five motor vehicles on roof of building.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on April 18, 1950, on certain conditions; and

WHEREAS, this application was amended by the Board as Vol. II, on July 27, 1951, on certain conditions; and

WHEREAS, the resolution was amended on May 13, 1952 and June 9, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 18, 1950, as *amended* by resolutions adopted through June 9, 1953, by adding thereto:

"* * * that the pumps permitted within the building for servicing cars stored within the building may be changed as to location so as to be located adjacent to columns as indicated on revised plan marked "Received May 14, 1954," 1 sheet, as passed upon by the Borough Superintendent under Fire Prevention Applic. 1319/53, objection dated May 11, 1954, on condition that in all other respects the resolutions above cited shall be complied with." (N.B. 193-49)

560-51-BZ

APPLICANT—Ingram S. Carner, for Causeway Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on con-

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dition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the alteration and extension of existing gasoline service station to include gasoline service station, sale and storage of accessories, machine shop, motor vehicle repairs, brake testing, wheel alignment, lubrication and office.

PREMISES AFFECTED—128-01 Merrick boulevard and 178-02 to 178-08 Anderson road, northeast corner (Block 12489, Lots 7 and 8), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is under construction, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution.” (Alt. Applic. 1609/51)

613-51-BZ

APPLICANT—Mihran Altoonian, for Samiva Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application—(decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of an extension to existing buildings using more than the area permitted.

PREMISES AFFECTED—121-02 to 121-10 22nd avenue, southeast corner of 121st street (Block 4197, Lot 15), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Mihran M. Altoonian and Sarkis Merjian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 1, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 1, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work was substantially completed on April 1, 1953, and that additional work will be promptly completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended*

resolution.” (Alt. Applic. 1282/51 and new decision by the Borough Superintendent under Alt. Applic. 1282/51, dated May 14, 1954)

249-52-BZ

APPLICANT—Herman Kron, for Lobert Realty Corp., owner (Allied Auto Sales Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district the addition of motor vehicle repair shop (previously granted by the Board and expired by time limitation) to existing garage for more than five motor vehicles (originally granted by the Board), for an authorized car agency (Ford Motor Cars).

PREMISES AFFECTED—1934 Jerome avenue, east side, 229.23 ft. north of East 177th street (Block 2853, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 11, 1927, under Cal. No. 905-26-BZ, as thereafter *amended* through April 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and an application for a certificate of occupancy has been filed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.” (Alt. Applic. 164/52)

261-52-BZ

APPLICANT—Robert Gottlieb, for William A. Mohr, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, E area district, the erection of an extension at rear of existing stores, using more than the area permitted.

PREMISES AFFECTED—1177-1189 Morrison avenue, west side, 100 ft. south of Westchester avenue (Block 3744, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1952, on certain conditions; and

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WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been done but that the owner now desires to complete, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (Alt. Applic. 228/52, objection dated May 3, 1954).

23-53-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the conversion in occupancy of two apartments in rear of existing store and present entrance hall, and the construction of an extension at rear; and permitting the entire space to be used as one large retail store.

PREMISES AFFECTED—72 East End avenue, west side, 26 ft. south of East 83rd street (Block 1579, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the application was granted by the Board on June 16, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with the Department of Housing and Buildings but no work has been done, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. Applic. 1869/52)

109-53-BZ

APPLICANT—Jacob Lubroth and Son, for Anna Silverman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of pleasure cars for a term of ten years.

PREMISES AFFECTED—2861-2871 West 28th street, east side, 150 ft. north of Mermaid avenue (Block 7012, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed and approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. Applic. 75/53)

306-53-BZ

APPLICANT—James E. Casale, for Johanna Bass, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from private garage on first floor and two family dwelling, to photographer's studio on first floor and Class A multiple dwelling.

PREMISES AFFECTED—162 East 92nd street, south side, 195 ft. 1 in. east of Lexington avenue (Block 1520, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: A. F. Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 1, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1953, by adding thereto:

"* * * that the use of the premises on the 1st floor, as hereinbefore permitted, may also include the making of sound motion pictures for television showings *on condition* that acetate, not nitrate, film shall be used and include the development, fixing and cleaning of films and plates with ordinary and well-known harmless solutions as manufactured by the film manufacturers; that any scenery or draperies used in connection with the studio shall be properly flameproofed with approved flameproofing liquid; that the entire premises shall be maintained to the satisfaction of the Fire Commissioner; that all permits shall be obtained and a new certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 253/53, objection dated February 3, 1954)

329-53-BZ

APPLICANT—Henry Nordheim, for Catherine DeMasi, owner.

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SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of used cars on vacant plot.

PREMISES AFFECTED—1915 Bruckner boulevard and 1003 Virginia avenue, northwest corner (Block 3733, Lots 69 to 72, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 6, 1954, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e, for a term of five (5) years, from the date of this amended resolution, to permit * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects" (Alt. 221/53).

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7i and 19A of the zoning resolution, to permit in a business use district, the motor vehicle repairs and the loading and unloading space to comply as to dimensions—height 14 ft. and entrance door 12 ft. x 14 ft.; previously granted on condition re alteration and extension of an existing garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street (Block 6314, Lot 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

63-46-BZ—Vol. II

APPLICANT—Henry Nordheim, for William E. Winkle, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition, repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, and set for hearing June 29, 1954, 10 A.M., subject to the regular procedure, to consider revised layout of premises, waiving all requirements except a new decision of the Borough Superintendent and new plans, which have been filed and to permit two publications in the Bulletin; applicant to furnish plans showing proposed revisions.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

650-48-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a retail use district, the use of premises as gasoline service station, lubritorium, office, sales and storage of auto accessories and parking of cars waiting to be serviced; previously granted on condition re the sale and display of more than five motor vehicles.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue (Block 1845, Lot 58), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal as to use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

89-51-BZ—Vol. II

APPLICANT—Charles M. Spindler and Joseph C. Haus, for Celestina Vastino, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal and use—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed freight transfer terminal and parking and storage of more than five motor vehicles with area in excess of that permitted and with curb cut of 45 feet (previously granted re erection and maintenance of gasoline service station).

PREMISES AFFECTED—218-228 Hamilton avenue, 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposed use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

MINUTES

137-51-BZ—Vol. III

APPLICANT—Siegel and Green, for Bell Management Corp., owner (Herald Square Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the proposed use of roof for garage for more than five motor vehicles; previously granted on condition, re the use of additional floor area in cellar and the construction of an intermediate floor between first floor and roof for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas; 58-60 West 37th street, south side, 142 ft. 6 in. east of Avenue of the Americas (Block 838, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: John Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

164-52-BZ

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff avenue, southwest corner of 159th street (Block 12162, Lot 34), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Carrello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 29, 1954, 10 A.M., waiving all requirements except a new decision from the Borough Superintendent which has been filed, and to permit two publications in the Bulletin. Time to complete expired on June 17, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the proposed building to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags); off-street loading and unloading within 50 ft. of corner; area of building exceeds permitted coverage; previously denied.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 746-736 East 96th street, northwest corner (Block 8113, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

715-53-BZ

APPLICANT—Morris Bernard Adler, for Margaret Carson, owner (Seidel's Restaurant, lessee).

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business and residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—2101-2107 Emmons avenue, and 2789-2807 Kenmore place, northeast corner (Block 7495, Lot 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 23, 1953, as they appeared in Bulletin No. 26, Vol. 38, are hereby corrected to read as follows:

283-53-BZ

APPLICANT—Saul Goldsmith, for Dorothea Teicher and Beverly Schneider, owners.

SUBJECT—Application April 17, 1953—re (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building (factory) using more than the area permitted.

PREMISES AFFECTED—59-12 37th avenue and 37-02 to 37-18 60th street, southwest corner (Block 1214, Lot 53), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 26, 1953, after due notice by publication in the Bulletin laid over to June 9, 1953, for new decision and revised plans; then to June 23, 1953, for further consideration in connection with Cal. 284-53-BZ; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 37th avenue and 60th street are in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1953, acting on N.B. Applic. 795-53, reads:

"1. The use of the premises as a factory and parking lot for more than five motor vehicles as an accessory use by factory employees only, in a residence use district is contrary to Article II, Sect. 3, of the zoning resolution.

MINUTES

2. The use of the premises for more than 65% of the area of the lot for an interior lot or 80% of a corner lot is contrary to Article IV, Sect. 12, Subsection (b), of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 and 175 ft. frontage by 100 and 175 ft. in depth, presently vacant; that it is proposed to erect a one story building, 14 ft. in height, 149 ft. front by 169 ft. deep; that the building will be steel, fireproof and of class 1 construction; and

WHEREAS, the applicant contends that the design of the proposed structure is modern in every respect and will be used for factory purposes; that liberal off street loading is provided; that the area of the plot is 22,500 sq. ft.; that in addition a 45 ft. by 100 ft. yard will be provided in perpetuity to prevent nuisance and avoid the closing of air space of adjoining building to the south; that a field inspection of the area included in the 500 ft. radius will show many non-conforming uses; that prior to April 1927 this area was in an unrestricted use area and since the change to residential use the only major construction has been factory and industrial buildings; that in view of the existing conditions, the premises cannot feasibly be used for residential construction and that this is the best possible use to develop this barren property; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision e, as to use, and Section 21, as to area, to permit the construction of a class I one story building, substantially as proposed and as indicated on revised plans marked "Received June 4, 1953," 5 sheets, and one sheet marked "Received April 27, 1953," showing proposed cellar under building for boiler room only, *on condition* that all existing uses on the premises shall be removed and the building proposed to be erected shall occupy only such space as is shown on such revised plans and shall comply with all laws, rules and regulations applicable to the building and use; that the rear unbuilt upon portion for a depth of 43 ft., as shown, shall be used only for parking in connection with the placing of motor vehicles on the space for employees only; that on this portion of the premises shall be erected a woven wire fence of the chain link type with a cyclone top to a total height, as proposed, of not less than 7 ft., continuously on the interior lot lines and the street lines, except for an opening to 60th street, which shall be fitted with a gate; that such opening shall not exceed 10 ft. in width and opposite it there may be a curb cut of similar width; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—The depth of the parking space in the rear, changed from '45 ft.' to '43 ft.' as printed in the conditions of the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 5, 1953, as they appeared in Bulletin No. 19, Vol. 38, are hereby corrected to read as follows:

914-52-A

APPLICANT—Hurley and Hughes, for West 38th Street Realty Corp., owner.

SUBJECT—Application filed December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 West 38th street, south side, 141.8 ft. east of 6th avenue (Block 839, Lots 79 and 80), Borough of Manhattan.

APPEARANCES—

For Applicant: Natale R. Anzelmo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 11, 1952 as to Alt. Applic. 1720/52, reads:

"1. Proposal to combine 60 W. 38 St. and 62-64 W. 38 St. into one bldg. by removal of the interior stwy. at 60 W. 38 St. would be contrary to Resol. 1080-48-A of B.S. & A.

2. Provide a live load construction of 120# per sq. ft. for 2nd and 3rd floors factory use at 60 W. 38 St. in accordance with 7.3.2.3. B.C."

and

WHEREAS, the applicant states that the buildings are 4 and 6 stories, 45 ft. and 65 ft. in height, 61 ft. 9 in. by 88 ft. 9 in. in area, of class 3 construction, erected prior to 1912, located on a lot 61 ft. 9 in. by 98 ft. 9 in. in area, in a retail use, B area, class 2 height district, and used and occupied since 1912 as follows: cellar, boiler room and storage; mezzanine—restaurant, store and office, 50 persons; 1st floor—restaurant and store, 115 persons; 2nd to 6th floors—office, showroom and factory, 80 persons on the 2nd and, 80 on the 3rd, 80 on the 4th, 50 on the 5th and 50 on the 6th floor; and proposed to be used and occupied, when the buildings are altered and combined, as follows: cellar—boiler room and storage; 1st floor—stores; mezzanine—offices, 20 persons; 2nd to 6th floors—offices, showroom and factory, 30 persons on each of the 2nd, 3rd, 5th and 6th floors and 68 persons on the 4th floor; that the building is provided with a two source sprinkler system throughout and an approved interior fire alarm system; that there is one 3 ft. 8 in. wide interior steel stairs, masonry enclosed, equipped with kalamein self-closing doors leading direct to street and to roof bulkhead along the west wall of 62 to 64 West 38th street; that in addition, there is one fire escape on the rear extending to roof by ladder with egress from its lower termination to street through fireproof passage and stairs; that window and door openings along the course of the fire escape are fireproof, self-closing; and

WHEREAS, certificate of occupancy #18275 issued March 19, 1932 upon completion of Alt. Applic. 2396/31 affecting 60 West 38th street permits the following use and occupancy: cellar—kitchen and storage; 1st floor—restaurant, 115 persons; 120 lb. live load; mezzanine—50 persons, 100 lb. live load; 2nd and 3rd floors—office and showroom, 30 persons each floor, 65 lb. live load; 4th floor—office and factory, 30 persons, 65 lb. live load, and limits the manufacturing on the 4th floor to not more than 25% of the total floor area of the building; and

WHEREAS, certificate of occupancy #2770 issued February 15, 1921 upon completion of work under Alt. Applic. 775/20 affecting 62-64 West 38th street, permits the following use and occupancy: cellar—storage and boiler room; 1st floor, 120 lb. live load and mezzanine, 60 lb. live load; store use—total occupancy for 1st floor and mezzanine, 70 persons; 2nd to 6th floors inclusive, 50 persons per floor—offices, showrooms and factory, 75 lb. live load, and contains the limitation that not more than 25% of the floor area of the building is to be used for manufacturing purposes; and

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Urbana, Ill.

MINUTES

WHEREAS, the applicant states that this appeal is filed for the purpose of removing the stairs from the east side of No. 60 West 38th street; and

WHEREAS, the applicant contends that a primary means of egress from both buildings, No. 60 and No. 62-64 West 38th street, will consist of a 3 ft. 8 in. wide steel stair enclosed in a fireproof enclosure leading direct to street and roof, and this stair is sprinklered throughout; that the occupancy on the 2nd and 3rd floors will be reduced from a total of 80 people per floor to 30 per floor; that the 4th floor will be reduced from a total of 80 occupants to 68; that the 5th and 6th floors will be reduced from 50 persons to 30 persons per floor; that the allowable capacity per floor for the interior stair, in view of the existing two source sprinkler system and interior fire alarm system, is 68 persons per floor in accordance with section 278, subdivision 5 of the Labor Law; that therefore the total occupancy of the building is to be reduced from 575 persons to 208 persons on all floors; that the second means of egress from each floor is an existing Labor Law fire escape which was accepted as a secondary egress under certificates of occupancy #2770 and #3474; that this fire escape, which extends to the roof and terminates at the mezzanine floor through a fireproof passage into the fireproof enclosed stairway leading to the street, is easily accessible from every floor of the building; that due to the elevators being located in No. 62-64 West 38th street, 95% of all employees use the entrance at 62-64 as a main entrance to the building; that the stairway which it is proposed to be removed is never used by the employees; that the employees are thoroughly familiar with the stairway in 62-64 West 38th street and the rear fire escape; and

WHEREAS, the applicant requests the Board to accept the existing 65 lb. live load for the 2nd and 3rd floors of No. 60 West 38th street; that the 4th floor of this building was previously accepted for 65 lb. live load under certificate of occupancy #3474-32, on condition that only 25% of the floor area is to be used for incidental manufacturing; and

WHEREAS, the applicant therefore requests reconsideration of the decision of the borough superintendent in view of the

present two source sprinkler system throughout, the existing interior fire alarm system and the limitation of 25% of the floor area of the building to manufacturing use.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1720/52, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the combining of the four story building and the six story building, as herein proposed and as indicated on plans filed with this appeal marked "Received December 29, 1952" (8 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and also shall comply with the requirements of the resolution as adopted by the Board March 8, 1949, under Cal. 1080-48-A, affecting one of these buildings, namely 62-64 West 38th street, *on condition* that the requirements of such resolution shall be complied with where not inconsistent with the resolution as adopted this day; that the occupancy of the combined buildings shall not be in excess of the occupancy as permitted for the primary means of exit with due allowance for the sprinkler system and *sprinkler alarm* (erroneously referred to as a fire alarm system); that this resolution shall continue only so long as these two buildings are joined as herein proposed as one building and shall hereafter be so considered by the departments affected; that in the event they are again separated, the requirements for exits shall comply with all requirements for each building; that the amount of manufacturing in the combined buildings shall not exceed 25 percent of the total floor area; that the rear fire escape shall be continued as proposed and as shown thereon with an exit through the mezzanine floor to the street of the building formerly known as 62-64 W. 38th street and that a new certificate of occupancy shall be obtained and that floor loads shall be posted on all floors.

*Correction—In the resolution, the words "fire alarm system" changed to "*sprinkler alarm*" due to the applicant's erroneous reference that there was a fire alarm system in building.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 24

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

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and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 1, 1954, Copy of Petition and Order of Certiorari was
served on the Board by Simon Gallet, attorney for Lincoln Cooperative
Apartments, Inc., objecting property owners, seeking a review of the
Board's determination on April 27, 1954, granting a variance, under
Section 7-f of the Zoning Resolution, permitting in the business use
area only of the plot located in residence and business use area district,
for a term of fifteen years, the construction of a gasoline service
station; under Section 7i, permitting minor repairing with hand tools
only for adjustments and maintained solely within the accessory
building; under Section 7-h for a term of ten years, permitting parking
and storage of motor vehicles having been serviced or awaiting service;
and under Section 7-A, permitting a show window as proposed in
accessory building; Cal. No. 924-50-BZ, Vol. II; Premises 2784-2806
Coney Island Avenue, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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424-54-A—H.B.B.—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn, N.B. 353-53—steps and terrace beyond building line.

425-54-BZ—H.B.Q.—157-21 to 157-39 Cross Bay boulevard, east side, 109.54 ft. north of 149th avenue, Block 11529, Lot 40, Ozone Park, Borough of Queens, N.B. 1365-54—erection and maintenance of a gasoline service station, car washing, minor repairs, parking of cars, etc., curb cut within 75 ft. of residence use district.

426-54-BZ—H.B.Q.—78-01 to 78-19 Linden boulevard, north side, from Sapphire street to 79th street; 135-33 to 135-39 Sapphire street and 135-32 to 135-40 79th street, Block 11376, Lot 23, Ozone Park, Borough of Queens, N.B. 1321-54—erection and maintenance of gasoline service station, etc., parking and storage.

427-54-A—H.B.B.—1514-1516 Pitkin avenue, south side, 62 ft. 6 in. west of Saratoga avenue, Block 3514, Lot 37, Borough of Brooklyn, Alt. 1304-54—stairs, exit and live load.

428-54-BZ—H.B.Q.—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens, N.B. 1775-54—erection and maintenance of gasoline service station, etc., and parking of cars waiting to be serviced.

429-54-A—H.B.B.—107 Roebling street, east side, 25 ft. south of North 6th street and 244 North 6th street, Block 2338, Lots 7 and 9, Borough of Brooklyn, Alt. 2486-53—use of 1st floor as motor vehicle repair shop.

430-54-A—H.B.B.—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn, Alt. 4222-52—provide sprinkler system.

431-54-BZ—H.B.Bx.—2615 Ponton avenue, north side, 100 ft. east of Williamsbridge road and 2616 Roberts avenue, Block 4073, Lot 40, Borough of The Bronx, N.B. 463-54—erection of auto laundry.

432-54-A—H.B.Bx.—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx, Revocation of Certificate of Occupancy 11500-52 issued re N.B. 567-52.

433-54-A—H.B.Bx.—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx, Revocation of Certificate of Occupancy 11501-52 issued re N.B. 568-52.

434-54-A—H.B.Bx.—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 4445, Lot 18, Borough of The Bronx, Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

435-54-A—H.B.Bx.—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx, Revocation of Certificate of Occupancy 11503-52 issued re N.B. 570-52.

436-54-A—H.B.Bx.—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx, Revocation of Certificate of Occupancy 11504-52 issued re N.B. 571-52.

437-54-A—H.B.Bx.—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx, Revocation of Certificate of Occupancy 11505-52 issued re N.B. 572-52.

438-54-A—H.B.Bx.—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx, Revocation of Certificate of Occupancy 11506-52 issued re N.B. 573-52.

439-54-A—H.B.Bx.—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx, Revocation of Certificate of Occupancy 11507-52 issued re N.B. 574-52.

440-54-A—H.B.Bx.—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx, Revocation of Certificate of Occupancy 11508-52 issued re N.B. 575-52.

441-54-A—H.B.Bx.—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx, Revocation of Certificate of Occupancy 11510-52 issued re N.B. 577-52.

442-54-A—H.B.Bx.—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx, Revocation of Certificate of Occupancy 11512 issued re N.B. 579-52.

443-54-A—H.B.Bx.—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx, Revocation of Certificate of Occupancy 11513-52 issued re N.B. 580-52.

444-54-BZ—H.B.M.—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan, Amendment to Alt. 1464-53—hand laundry.

445-54-BZ—H.B.B.—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn, N.B. 425-54—erection of gasoline service station, etc. and parking and storage.

446-54-A—H.B.B.—797 (rear) Hart street, north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn, Alt. 907-53.—2 means of egress required.

CALENDAR

447-54-BZ—H.B.Q.—192-14 to 192-22 Northern boulevard, southwest corner of 193rd street, Block 5516, Lot 16, Flushing, Borough of Queens, N.B. 117-53—wholesale bake shop, stores, 2 car garage and loading space.

448-54-SM—R. and RS Gas Connectors, manufactured by Central D Manufacturing Co., Material.

449-54-SM—Bodde Seamless Screen, Types A, B and C (projection screen), manufactured by Hollywood Universal Inc., Material.

450-54-SM—Di-Flex, Model DIF-21032 (gas connector), manufactured by D. I. Brass Turning Works, Inc., Material.

451-54-A—H.B.Q.—108-11 37th drive, north side, 100 ft. east of 108th street, 1st floor, Block 1777, Lot 49, Corona, Borough of Queens, N.B. 1860-53.

Restored to Docket

491-31-S—Vol. II—H.B.M.—108-112 West 3rd street, south side, 97 ft. west of Sullivan street, Block 540, Lot 17, Borough of Manhattan, Alt. 531-54.

898-47-SM—U. S. Gypsum Co. 2 inch solid laminated sheet-rock partition (reopened for test and report as to amendment of rating, etc.), manufactured by United States Gypsum Co., Material.

110-50-SM—United States Gypsum Company Asbestos Cement Siding Shingles (reopened for test and report as to amendment of resolution as to styles), manufactured by United States Gypsum Co., Material.

556-50-SM—USG Trusteel Studs (reopened for test and report as to amendment as to use of #400 clip with partition), manufactured by United States Gypsum Company, Material.

258-53-BZ—Vol. II—H.B.M.—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan, Alt. 323-53.

42-54-SA—Delta Oil-fired Unit Heater, Model UH-220 (reopened for test and report and approval of appliance in other than explosive atmospheres and additional models), manufactured by Delta Heating Corp., Appliance.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
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Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
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Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar.	18, 1952—Vol. 37, No. 12A
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Oil Burner Rules.....	Nov.	10, 1953—Vol. 38, No. 45A
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 15, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 15, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

Laid over from April 27th, 1954 to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans; then to June 15, 1954, for inspection and decision without further argument; hearing closed.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the proposed non fireproof 6 story and cellar Class A multiple dwelling with accessory 1 story garage for 57 cars to be erected in a G area district.

CALENDAR

PREMISES AFFECTED—West 256th street, north side, from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

Laid over from May 18, 1954 to June 15, 1954, for inspection and decision; hearing closed.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.
SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubritorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision; hearing closed; no further argument.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning

resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

Laid over from May 25, 1954, to June 15, 1954, for inspection and for decision after applicant has submitted additional information.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, at request of applicant.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street (cellar); (Block 2400, Lot 1), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, in conjunction with Cal. 726-53-BZ.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

CALENDAR

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed.

928-53-BZ

APPLICANT—Paul Friedman, for Frances P. Headley, owner.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46, and 47), Borough of Brooklyn.

Laid over from April 6th to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision; then to June 2, 1954, for additional inspection and for decision; hearing previously closed; then to June 15, 1954, at the request of the applicant for owner to consider withdrawal of application; hearing closed on April 6, 1954, after full hearing; premises have been inspected by a Committee of the Board.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

Laid over from April 27th, 1954 to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A; then to June 15, 1954, for inspection and decision; hearing previously closed.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan; then to June 15, 1954, for inspection and decision; hearing previously closed.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

Laid over from May 4, 1954 to May 25, 1954, for inspection and decision without further argument; hearing closed; then to June 8, 1954, for applicant to file revised plans; then to June 15, 1954 for the applicant to file a revised drawing of the front of the building.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

Laid over from June 8, 1954, to June 15, 1954, for further consideration and decision; hearing closed.

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th street, north side, 46.80 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

CALENDAR

SUBJECT—Application April 17, 1951—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district more than one building on a lot by the erection of a two story garden development not in conformity with the area district requirements of zoning resolution as to rear guards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2(15)), Flushing, Borough of Queens.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the extension to existing structure of class 1 construction on 1st floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretakers apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application January 5, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 15, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 15, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.
SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.
SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.
SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the Fire Commissioner.
PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

701-53-A

APPLICANT—Leonard F. Rothkrug, for Horace Greeley, owner.
SUBJECT—Appeal filed October 1, 1953—To review a decision of the borough superintendent.
PREMISES AFFECTED—140 Clinton street, west side, 40 ft. north of Livingston street (Block 264, Lot 23)), Borough of Brooklyn.

910-53-A

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.
SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

263-54-A

APPLICANT—E. Kalisch, Inc., for Unside, Inc., owner (Sunny-Bliss Realities, Inc., lessee).

SUBJECT—Application April 13, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—50-09 to 50-19 Roosevelt avenue, north side, from 50th to 51st streets (Block 1319, Lot 30), Woodside, Borough of Queens.

53-54-A

APPLICANT—Victor Bohm, for Marjorie Teperman, owner (Stylewear Display Accessories, Inc., lessee).
SUBJECT—Application January 28, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—599-601 4th avenue, southeast corner of 17th street, Block 631, Lot 10, Borough of Brooklyn.

285-54-A

APPLICANT—James E. Casale, for Talon, Inc., owner.
SUBJECT—Application April 21, 1954—Appal from a decision of the borough superintendent.
PREMISES AFFECTED—43 East 51st street, north side, 176 ft. west of Park avenue, Block 1287, Lot 29, Borough of Manhattan.

418-54-A

APPLICANT—James E. Casale, for 14 East 74th Street Corp., owner.
SUBJECT—Application May 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of legal yard.
PREMISES AFFECTED—69 East 80th street, north side, 80 ft. 6 in. west of Park avenue, Block 1492, Lot 33½, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

Laid over from May 18, 1954, to June 22, 1954, for inspection and decision without further argument; hearing closed.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.
SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).
PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyliss Bernstein, owner.

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SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, at request of applicant—applicant to advise Board more fully as to proposed tenant.

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A of the zoning resolution, to permit in a residence and business use, B and C area district, the change in use from theatre and stores to supermarket and stores by reconstructing the existing structure and also to erect a new one story extension using more than the area permitted; and to permit a loading berth without the required width.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn.

318-54-A

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application April 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue, Block 1384, Lot 35, Borough of Brooklyn.

14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin et al., owners (Werner Auto Service, lessee).

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the continuation of existing automobile showroom, and storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes; and to permit the added uses of body and fender repairs, spraying, and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers cars; and to permit a gasoline service station (private use), and to permit the sale and display of used cars on open portion of plot.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

522-52-BZ

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from wet wash laundry on first floor to public garage.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. each of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

710-52-A

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application September 24, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

925-52-BZ

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from public garage to motor vehicle repairs, body and fender repairs, paint and spray work, welding room, storage room, and locker rooms.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1½ in. west of Fort Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

847-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 21 and 19(a) of the zoning resolution, to permit in an unrestricted use, C

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area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles, and repair shop, and to continue the use as office and beverage storage, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¾ in. west of 5th avenue (Block 6066, Lots 19, 21, 22, 23 and 24), Borough of Brooklyn.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, El area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and garage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 22, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

240-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application April 8, 1954—Humphrey Royal Circulators, (gas-fired), Models 620-640 and 660 RV, approval of.

205-54-SM

APPLICANT—Elevator Entrances Inc., owner.

SUBJECT—Application March 16, 1954—Elevator Entrances Inc., One and One-half to 3 hour fireproof hollow steel flush type door (1¼" min. thickness), approval of.

184-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application March 8, 1954—Humphrey Radiantfire Circulator Models 20, 40 and 60 (gas-fired), approval of.

349-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 9, 1950—USG Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant), approval of.

86-54-SM

APPLICANT—E. H. Lambert and Company, Agent for Airtherm Manufacturing Co., owner.

SUBJECT—Application January 27, 1954—Airtherm Direct-fired Gas Heater, Models A650, A750, B1000, B1200, C1400, C1600, D1800 and D2000, approval of.

425-51-SA

APPLICANT—The Alstrom Corp., owner-manufacturer.

SUBJECT—Application June 11, 1951—Alstrom Safeguard Oil Preheater, Model DT, approval of.

517-53-SA

APPLICANT—The Kraissl Company, Inc., owner.

SUBJECT—Application June 22, 1953—Kraissl Fuel Oil Pumps, Kraissl Class 60 Series, approval of.

965-48-SA—Vol. II

APPLICANT—Beam Manufacturing Company, Division of Solar Corp., owner.

SUBJECT—Application January 18, 1954—AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine, Models F454AP, Wizard Clothes Washing Machine, Model W454AP, approval of.

919-53-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application December 21, 1953—Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860 (preheaters for fuel oil), approval of.

1105-48-SA

APPLICANT—George H. Colin, Automatic Burner Corporation, owner.

SUBJECT—Application October 8, 1948—ABC Oil Burner, Model 52A, previously approved; (Re: amendment of resolution as to additional trade name).

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

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114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

202-42-A—Vol. II

APPLICANT—Fort Green Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west side, 230 ft. north of Atlantic avenue, Block 2001, Lot 28; 171-173 Fort Greene place, east side, 314 ft. 10 in. north of Atlantic avenue, Block 2002, Lots 14 and 15; 189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue, Block 2002, Lot 5, Borough of Brooklyn.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St., Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue, 5th floor; Block 1540, Lot 6, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 29, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c,

7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

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785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises; then to June 29, 1954, for inspection and decision; hearing previously closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

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PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision; applicant to file revised plans; hearing closed.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry, and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner and 32 Irving place, Block 642, Lot 1, Stapleton, Borough of Richmond.

Laid over May 25, 1954, for inspection and decision; date to be set.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue, Block 4987, Lot 25, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date to be set.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the extension to existing structure (restaurant, bar and cabaret) with a canopy projecting into set back area, and to permit the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue, Block 4987, Lot 1, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date of decision to be set.

164-52-BZ

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened June 2, 1954 for consideration as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff avenue, southwest corner of 159th street, Block 12162, Lot 34, South Jamaica, Borough of Queens.

63-46-BZ—Vol. II

APPLICANT—Henry Nordheim for Durex Distributors, Inc., new owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II— for consideration as to change in building—re Application

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(decision of the borough superintendent) previously granted on condition, under sections 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street, Block 11475, Lot 1, Richmond Hill, Borough of Queens.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner (Block 2456, Lot 163), Borough of The Bronx.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Cannel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service, lubritorium, motor vehicle repairs and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner (Block 4494, Lots 44 and 46), Borough of The Bronx.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street (Block 3423N, Lot 1059), Borough of The Bronx.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, restrooms, and tank room, to bottling works, factories and offices, using

more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

624-53-BZ

APPLICANT—Leonard F. Rothkrug, for Harry I. Williams, owner.

SUBJECT—Application August 18, 1953—(decision of the borough superintendent) under section 19A(i) of the zoning resolution, to permit in a residence use district an entrance to loading and unloading space, nearer to the intersection than permitted.

PREMISES AFFECTED—132 Dwight street, southwest corner of Dikeman street (Block 588, Lot 29), Borough of Brooklyn.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

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118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).
SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractors equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues (Block 3648, Lots 20 and 35), Borough of The Bronx.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald and The Clareve Corp., owners.

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 29, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

289-53-A

APPLICANT—James Whitford, for St. Johns Evangelical Lutheran Church of Richmond Co., owner.

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—663 Manor road, northeast corner of Reon avenue, 1st floor, Block 707, Lot 243, Four Corners, Borough of Richmond.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

308-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-53 222nd street, east side, 89.64 ft. (95.33 ft.) north of 37th avenue, Block 6192, Lot 8, Bayside, Borough of Queens.

307-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, Inc., owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-47 222nd street, east side, 135.64 ft. (141.33 ft.) north of 37th avenue, Block 6192, Lot 10, Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.
SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

395-51-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a residence and local retail use district the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs; and for the display and sale of light merchandise and incidental factory work on second floor, and to permit the parking and storage of cars on unbuilt upon portion of plot waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Laurelton, Borough of Queens.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

915-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Myer Fish, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—639-643 4th avenue and 170-178 19th street, southeast corner, Block 637, Lots 6 and 7, Borough of Brooklyn.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

889-52-BZ

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application December 19, 1952—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service, and auto laundry, to gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of

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the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

228-54-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, City of New York, owner.

SUBJECT—Application April 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the erection and maintenance of an extension to existing public school without the required setback from street line.

PREMISES AFFECTED—251-11 Weller avenue, northeast corner of 253rd street, Block 13578, Lot 1, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

July 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 6'th street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending

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negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes

and storage of paper stock on second floor.
PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 8, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 25, 1954, were approved as printed in the Bulletin of June 1, 1954, Vol. 39, No. 22.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application reopened July 28, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron H. Walowit, Theodore R. Earne, Augusta Rodrigues and Margaret Watson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for applicant to file drawing of the front of the building.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sale and showroom,

and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Simon King, Rosario Cuomo, Leontina Rafael, Mrs. Mary De Felice, Anna Nuggi, L. Grassi, Julia Kindya, Lawrence P. Linsky, Mrs. Julius Dughera, Mrs. Pauline Sanell, Mrs. Charles Vrazel, Salvatore Iannello, Phylis Iannello and Enrico Noviallo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed; applicant to file revised plans.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.
PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

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246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Mrs. Clifford A. Feldheim, Milton Pravitz and John Razbornik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Harold J. Hughes and Irving Schoenberg.

For Opposition: Philip Garden, Paul J. Block, P. H. N. McCormick, D. M. Snedeker, Emma I. Young, Ethel Kleinert, Emily M. Lindsay, A. C. Stewart, Galian V. Ellis and Alice M. Ressler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Feldstein.

For Opposition: Benjamin Ammerman, Fanny Mitzner, Frances Drgosite, Bernard Mitzer, Genevieve Dubbis, Bertha Wisloh, Edward Heppanbering, John Roedelberger, Andrew Pellegrino, Andrea Di Gregorio, Helen Fargione, Martha Grolman, Pasquale Rosamilli, Martha Rao, Rae Addie and Nathan Kirshner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner.

SUBJECT—Application September 4, 1953—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Joseph Furlong and Vincent K. Drury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, 10 A. M. for inspection and decision; hearing previously closed.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road, to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, 10 A. M. for inspection and decision; hearing previously closed.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, 10 A. M. in conjunction with Cal. 711-53-BZ.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Ruth Leach, Edmond Purvis, Macieo Foeman, Virginia Foeman, Fred L. Johnson, James E. Henry, Helen Butts, Sarah A. Smith, Samuel D. Quarterman, Hattie Brisbane and Gladys Duggins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1954, at 10 A. M. for further consideration in conjunction with Cal. No. 757-53-BZ.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under Sections 7f, 7i and 7A of the zoning resolution, to permit in a retail and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubricatorium, auto show room, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: A. A. Lama and R. S. Hardy.

For Opposition: Mary Leo, Katherine Schmidt and M. Lubson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, 10 A. M. at request of applicant. Applicant to advise Board more fully as to proposed tenant.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee, M. M. Elkind, N. A. Willis and G. Lazerus.

For Opposition: P. Wolf Winer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision without further argument; hearing closed.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue, 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Ford Kurtz and John W. Van Sichen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision; hearing previously closed.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213th street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the

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borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one family dwelling and accessory real estate office, for a term of fifteen years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a residence use district the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: Morton M. Zamore, Goldie Vinocur, Sarah Wolfson, Evelyn Gold, Pearl Tanzer, Mrs. Mary Rotkin, M. Postelner, Sydelle Kerker, Gertrude Levine, Mary Iandolo, Anna Lopopold, Violet Jacobson, Beth Kaminer, Henrietta Friedman, Mildred Persch, Nettie Friedman, Anna Michaels, Pearl Nadler, Felicia Korn, Valentine J. Laurizio and Gertrude Bergman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 15, 1954, at 10 A. M. for consideration and decision; hearing closed.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Max Cohen.

For Opposition: Mrs. Sonia Liebert and James M. Raftery.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M., for inspection and decision without further argument; hearing closed.

376-42-BZ—Vol. II

APPLICANT—Edward Handelman, for Standard Properties, Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a

residence and restricted retail use district, the demolition of existing building on Lot 50 and the use of lot for the parking of motor vehicles in conjunction with public garage and repair shop on adjoining Lot 52 by the proposed openings in northerly lot line wall to permit ingress and egress from proposed parking lot.

PREMISES AFFECTED—262 Fulton street, west side, 167 ft. 11 in. south of Clark street and 8-14 Clinton street (Block 238, Lots 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: E. Handelman.

For Opposition: Gilbert E. Briard, Lester Dolin, Bertha Bierman, Edw. Hoffman for Park Dept., Eliot H. Sharp and Ida V. Ettman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice after public hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing has been held and laid over for further consideration; and

WHEREAS, the Board found that the lot must be deemed an entrance to the garage from Fulton street; and

WHEREAS, it was found that the proposed use for entrance to garage and parking contravenes the terms of section 21A as recently amended.

Resolved, that this application be and it hereby is *with-
drawn*.

219-54-A

APPLICANT—Edward Handelman, for The Heights Co., Inc. (formerly Clinton Building Co., owner); (Clinton Garage, Inc., lessee).

SUBJECT—Application February 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8-14 Clinton street, west side, 34 ft. 5 in. south of Fulton street (Block 238, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: E. Handelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice, in conjunction with Cal. 376-42-BZ, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

475-49-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 East 190th street, south side, 100 ft. east of Jerome avenue (Block 3189, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: James S. McInerney.

For Opposition: Bertram Boardman and Rev. A. V. Litchfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 6

929-53-BZ

APPLICANT—Charles M. Spindler, for Estate of Julius Polakoff, Abraham Finkelstein and Solomon M. Kishner, owners.

SUBJECT—Application December 31, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th street, 901-911 East 105th street and 902-912 East 106th street (Block 8213, Lots 37, 40, 41, 42, and 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Stanley W. Berman and Harry Ragovin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice after public hearing and inspection.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

739-39-BZ—Vol. II

APPLICANT—Henry George Greene, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application July 30, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner (Block 1635, Lots 155, 56, 156, 57 and 157), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2
Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 22, 1953 subject to regular procedure, for rehearing under a different section, namely section 7f, and in view of new ownership; and

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lexington avenue and East 108th street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1953 acting on N. B. Applic. 47-53 and superseded by N. B. Applic. 47-53 dated March 19, 1954, reads:

"1. Proposed occupancy as 'Gasoline service station, parking and storage for more than 5 motor vehicles,

lubritorium, car washing, sales area, office and storage, and car repair', is not permitted by Art. II, Para. 4a(15)(29)(46) in a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 11 in. frontage by 75 ft. in depth, on which is located an open air parking lot, with attendant's shanty, for which certificate of occupancy No. 40272 has been filed; that it is proposed to erect and maintain a gasoline service station; and

WHEREAS, the applicant contends that the plot has been used for almost a year as a parking lot; that this use has proved to be impractical and attempts to sell, lease or make use of the property for a conforming use has brought no response from any interested parties; that the site is located within an area which is greatly in need of the facilities of a gas station; that it is proposed to erect a modern station under the ownership and management of the owner of the plot who is well qualified to maintain a station because of his previous experience in this field; and

WHEREAS, the applicant states the owner has held title to the property since August 14, 1952 and further states the assessed valuation of land is \$34,300, with no assessed valuation for buildings, making a total of \$34,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the premises are now being used as parking which is a conforming use in a business use district; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 47-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

177-42-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application January 25, 1954 (decision of the borough superintendent), under sections 7c, 21 and 7A of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, the erection and maintenance of a structure to be used as a public market, store and catering, with bowling alleys and storage for stores in cellar, using more than the area permitted, and with signs and business entrances nearer to the residence use district than is permitted; and to permit in open portion of lot in residence use district, the parking of patrons' cars, loading and unloading and ingress and egress from business use portion of lot.

PREMISES AFFECTED—582-610 86th street and 1-21 Gatling place, southeast corner and 2-18 Dahlgreen place (Block 6054, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 9, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning reso-

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lution show that the site, Gatling place and Dahlgreen place are in residence and business use, C area, class 1 height districts; 86th street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 8, 1954 acting on N.B. Applic. 1291-53, reads:

"1. Proposed structure located in the business portion of a lot, which is partly located in a Business and Residential Use Zone, and the Residential Portion of the lot is proposed to be used for Parking of Patrons Cars, Loading and Unloading for Public Market, and egress from the Business Use through the Residence portion of lot, is in violation of Art. II, Sect. 3 of the Zone Resolution.

2. Proposed structure exceeds permitted coverage and is in violation of Art. IV Sect. 13 of the Zone Resolution.

3. Proposed structure in a transition from Business use to Residence use, and the proposed signs and Business entrances and exits exceeding 3'-6" within 75'-0" of the Residence use Zone is in violation of Art. II, Sect. 7A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 251 ft. 3 $\frac{1}{8}$ in. frontage by 189 ft. 6 $\frac{1}{4}$ in. in depth, irregular, presently developed with a parking lot, in the business use district, granted under a variance of the Board under Cal. No. 177-42-BZ and for which certificate of occupancy No. 121375 was issued; that this use is now permissible in a business zone; that it is proposed to erect a one-story and cellar, class 3 structure, having a frontage of 251 ft. 3 $\frac{1}{8}$ in. on 86th street, 100 ft. on Dahlgreen place and 86 ft. on Gatling place; that the cellar will be used for bowling alleys and storage for the store and market; that the 1st floor will be used for a public market, store and catering; that the open area will be used for loading and unloading and parking of patrons' cars; and

WHEREAS, the applicant contends that the proposed building will be entirely in the business use portion of the site and the proposed uses are entirely conforming uses in said business part of the site; that the exits and egress at the rear of the building leading through the residence part of the site are only secondary means of egress from the 1st floor and the cellar and to receive merchandise at the rear of the market; that the proposed loading and unloading and the parking of patrons' cars in the residence zone will only be in conjunction with the proposed building in the business zone and will keep all parking and loading off the streets, thereby alleviating the parking problem in this area; that block 6055, lot 12 directly across the street, partly within the residence zone, is using said land for the parking of motor vehicles for patrons; that the entire site has an area of 44,462 sq. ft. and the proposed building has an area of 23,681 sq. ft.; that the part of the site in the business zone has an area of 25,126 sq. ft. so that although the proposed building would exceed the allowable coverage in the business zone by 7105.68 sq. ft., the building would be within the allowable coverage if coverage were computed for the entire site; that inasmuch as the open area in the residence zone will be maintained along with the building, the entire block receives the same advantage as if the entire site were in a business zone; that the Board, under Cal. No. 177-42-BZ, Vol. II, on the same site, granted a variance permitting the entire site both in the residence and business part to be occupied by a business building of similar nature and also permitted 100% coverage of the site, but the building was never erected; that the present application confines the entire building to the business zone and does not exceed ground coverage when computed on the entire site size; and

WHEREAS, the applicant further contends that the proposed exit and sign on Gatling place is used solely by the cellar bowling alley and is entirely in the business zone; although the exit and sign are within 75 ft. of the residence zone they are over 100 ft. to the end of the site, and the closest building to be affected would be lot No. 7 on Gatling place, which is over 100 ft. away; that the proposed exits on

Dahlgreen place are only secondary means of egress for the cellar and 1st floor and occur in the business use district; that although the said exits occur within 75 ft. of the residence zone, the closest exit to the nearest adjoining lot on Dahlgreen place is over 60 ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since July 10, 1929; that the assessed valuation of land is \$72,000 and of the buildings \$500, making a total of \$72,500; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A, of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, as to use, and to permit the use of the premises in the rear for parking of patrons' cars and loading and unloading in connection with the proposed market, as indicated on plans filed with this application marked "Received January 25, 1954," 2 sheets, and "April 20, 1954," 3 sheets, *on condition* that the premises where the parking is proposed shall be leveled substantially to the grade of the abutting streets and shall be paved with asphalt paving as proposed; that on the rear lot line there shall be erected a woven wire fence of the chain link type to a height of not less than 5 ft. 6 in. where walls of adjoining buildings do not occur; that a similar fence shall be erected on the street building lines of Dahlgreen place and Gatling place with no openings therein except one for car entrance and exit, as shown, at either street with a curb cut opposite for a width of not over 30 ft. and a passenger gate for entrance and exit to the stores as indicated; that such gates for entrance and exit of cars and for entrance and exit of pedestrians shall be of a type similar to the fence and kept closed at all times when the market is not in operation; that under Section 21, the area of the building may be of the size as proposed and shown on plans cited above, in view of the entire size of the lot and the fact that the rear portion is to remain vacant for parking; that under Section 7A there may be show windows facing Gatling place and Dahlgreen place, as indicated, and entrance to cellar and to unloading space, provided no additional show windows shall be installed other than what is so shown; that an additional curb cut to Gatling place may be permitted for a width of 20 ft. for entrance and exit as to unloading space; that the unloading space shall be separated from the paved pedestrian sidewalk by suitable iron pipe railing as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be maintained for the parking lot and for the building as the fire commissioner shall require; that signs shall comply with the requirements of the zoning resolution therefor and no signs shall extend above the roof; that at the parking lot entrances there may be a sign attached to the fence not extending over the building line and not illuminated, advertising only the use of the parking lot for patrons and employees only; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

861-48-BZ—Vol. II

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application October 23, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district the erection and maintenance of a garage for the

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parking of patrons' motor vehicles, using more than the area permitted, and to permit the parking of motor vehicles on roof of proposed garage (previously granted by the Board as a parking lot for patrons' motor vehicles).
PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: Benjamin Annmerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 10, 1953 subject to regular procedure, to consider new proposed use; and

WHEREAS, a public hearing was held on this application on March 23, 1954 after due notice by publication in the Bulletin; laid over to April 6, 1954, at request of objectant's representative; no further request for adjournment; then to May 11, 1954, for inspection and decision; hearing closed; applicant to obtain decision from Borough Superintendent as to Section 21A; then to June 8, 1954, pending decision of the Board of Estimate on new proposed revision of Section 21A; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 191st street are in a residence use, B area, 1½ height district; Creston avenue is in residence and retail-1 use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 25, 1953 on N.B. Applic. 1069-53 and superseded by amendment to N.B. Applic. 1069-53, dated December 30, 1953, reads:

"1. Proposed parking garage for less than 150 motor vehicles within a Residence use district is contrary to Art. II Sec. 3 Zoning Res.

2. Proposed structure will occupy excessive area of lot at curb level in a Res. B area district. Art. IV Sec. 12(b) Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 172.03 ft. and 135.65 ft. frontage by 149.2 ft. in depth, presently used as a parking lot for patrons of Alexander's Department store, for which certificate of occupancy No. 11663-52 has been filed; that it is proposed to erect a building 159 ft. 10 in. front by 123 ft. 8 in. in depth, one story, 9 ft. 6 in. in height, of class 1 construction, to be used as a garage for patrons of store; that it is further proposed to permit parking on roof of proposed structure; and

WHEREAS, the applicant contends that the construction of the new extension to Alexander's Department store, containing 70,000 sq. ft. of additional floor area and facing both the Grand concourse and Creston avenue, will further overtax the present auto parking facilities for customers and patrons, which are already inadequate to meet requirements; that the area adjacent to the intersection of Fordham road and the Grand concourse has a serious auto traffic and parking problem which is rapidly getting worse; that the plots immediately adjacent to the present parking lot are occupied by recently constructed six-story elevator apartment buildings, thus making it impossible to acquire additional property for expansion of the present parking lot facilities; that in an attempt to alleviate these parking conditions, it is proposed to construct a one story building of class 1 fireproof construction for parking of customers' autos and to use the roof of this structure for additional parking; that a parapet, 5 ft. in height, would be constructed around the entire structure and adequately reinforced structural

steel bumper rails will be installed as an integral part of the structure; that it is further proposed to set the building back from the property line on both streets and to maintain a privet hedge of appropriate height along the street fronts; that the exterior walls are to be of brick, the color and pattern suitable to adjacent buildings and to the park opposite; that the 5 ft. high parapet will effectively conceal the autos from the street and will prevent the roof of the structure from becoming an eyesore to occupants of adjacent apartment buildings; that parking layouts are filed with this application showing the proposed arrangement for cars on the 1st floor and roof; that it is proposed to have only one entrance to the structure at the extreme southerly end of the Creston avenue side, where the present single entrance to the parking lot exists; that the distance from the center of the proposed auto entrance to the public park entrance on Creston avenue is 200 ft. 13⅞ in., making no change in entrance or exit auto traffic which now exists; that since the proposed structure would serve the public interest and would not be detrimental to public welfare and safety, it is respectfully urged that the Board grant this appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this application was laid over in order to determine whether Section 21A, as amended by the Board of Estimate, would apply; that the Board finds that Section 21A will apply, and for this and other reasons the Committee has recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution.

Resolved, that the decision of Borough Superintendent, acting on N.B. Applic. 1069-53, Objections 1 and 2, be and it hereby *affirmed* and that the appeal be and it hereby is *denied*.

48-54-A

APPLICANT—H. M. Cole, for Oncrest Realities, Inc., owner.

SUBJECT—Application January 6, 1954—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—2519-2525 Creston avenue, southwest corner of East 191st street (Block 3175, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 30, 1953, on amend. to N. B. Applic. 1069-53, reads:

"4. Parking of motor vehicles on roof is not permitted as structure is a garage and should be enclosed as per Sec. C26.1470 and Sec. C26.422.0 Adm. Code.

5. Provide a lawfully enclosed stairs from roof and grade as per Sec. 64.181 (1)(a), 6.4.1.1."

and

WHEREAS, the applicant states that the premises consist of a lot 172.03 ft. front by 149.2 ft. in depth; located in a residence use, B area, Class 1½ height district, upon which it is proposed to erect a one story, class 1 constructed building, 9 ft. 6 in. in height; 159 ft. 10 in. in front by 123 ft. 8 in. in depth, for use as a garage for more than five motor vehicles, solely for parking of vehicles owned by customers

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and patrons of Alexander's department store; and

WHEREAS, temporary certificate of occupancy No. 11663, issued December 17, 1952, upon completion of work under Alt. Applic. 704-48, permits the use of the premises for the parking of more than five motor vehicles solely for customers and patrons of Alexander's Department store, as permitted by variance granted by the Board under Cal. 861-48-BZ, to expire November 25, 1957; and

WHEREAS, the applicant contends as to Objection 4, issued by the Borough Superintendent, that it is proposed to construct a one-story building, of fireproof construction, with a masonry parapet 5 ft. in height, around the entire roof area, with a continuous structural steel bumper rail, integral with the structure; that live and dead load requirements for the storage of motor vehicles on the roof will be complied with; and

WHEREAS, the applicant contends as to objection 5, issued by the Borough Superintendent, that it is proposed to provide two steel exterior stairs, 3 ft. in clear width, remote from each other and leading to the street; that the 1st floor of the proposed building will be provided with two exits remote from each other, with self-closing fireproof doors 3 ft. wide, swinging in the direction of egress and leading to the street; that these exits will be in addition to the vehicular entrance facing Creston avenue.

Resolved, that the decision of the Borough Superintendent, acting on amend. to N. B. Applic. 1069-53, Objections 4 and 5, be and it hereby is *affirmed* and that the application be and it hereby is *denied* in view of the action this day under Cal. No. 861-48-BZ—Vol. II.

842-52-BZ

APPLICANT—David Kraus, for Benjamin Properties, Inc., owner.

SUBJECT—Application December 3, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from garage to business building (plumbing supply business, stock, salesroom, manufacturing and office).

PREMISES AFFECTED—159-163 West 127th street, north side, 100 ft. east of 7th avenue (Block 1912, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on May 12, 1953, this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, to permit the building, a former garage erected in 1908, to be occupied as plumbing supply business, stock salesroom, manufacturing and office; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on May 18, 1954 and set for hearing on June 8, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, applicant to file further statement as to proposed occupancy; and

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 16, 1954 acting on Alt. Applic. 694-52, reads:

"In accordance with Resol. 842-52-BZ dated May 12, 1953—the time required to obtain permit and complete the necessary work has lapsed."

and

WHEREAS, the applicant states that it is proposed to use the premises as offices, salesroom and stockroom for the sale of plumbing supplies; that manufacturing has been discontinued at these premises and it is intended to continue the use of premises for the purposes as stated and not for manufacturing of any type; and

WHEREAS, the premises are occupied by the Benjamin Plumbing Supply Co. who have occupied the premises since the variance was granted by the Board on May 12, 1953, and have a lease for fifteen (15) years and who are associated with the owners of the property, Benjamin Properties, Inc.; and

WHEREAS, the time to obtain permits and complete the work expired on May 12, 1953.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (Alt. 694/52)

155-53-BZ

APPLICANT—Maxfield Blaubeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953 (decision of the borough superintendent), under sections 7i, 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the extension of existing motor vehicle repair shop, using more than the area permitted.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6396, Lot 7), Borough of Brooklyn.

APPEARANCES—Maxfield Blaubeux and Ira Greenfield.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for consideration by the Board and for decision; hearing closed; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Benson avenue and 18th avenue are in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1953 acting on Alt. Applic. 594-53, reads:

"1. Proposed extension exceeds area limits for a 'C' district & violates Art. 4 Sect. 6 of the zone resolution.

2. Proposed extension of motor vehicle repair shop located partially within a business use district violates Art. 2 Sect. 4a-29 of the zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. 4 in. frontage by 125 ft. 6½ in. in depth, irregu-

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lar, on which is located a building 24 ft. front by 119 ft. 4¾ in. in depth, one story, 13 ft. 8 in. in height, of class 3 construction, used as a motor vehicle repair shop, for which certificate of occupancy No. 129371-51 has been filed; that it is proposed to erect an extension 55 ft. 7 in. front by 129 ft. 4 in. in depth, irregular, one story, 13 ft. 8 in. in height, of class 3 construction, to be used as a motor vehicle repair shop; and

WHEREAS, the applicant contends that the premises are mostly in unrestricted and partly in business, 100 ft. in unrestricted zone and the small rear portion in a business zone; that it is proposed to extend the present motor vehicle repair shop for the entire frontage of the plot and for a depth of 119 ft. 4¾ in. and 129 ft. 4 in.; that the present building extends to 119 ft. 4¾ in. in depth and buildings on lots 13, 17 and 28 extend to rear lot line, which exceeds the allowable area permitted by the present zoning resolution; that with lot No. 48 as a buffer for residences facing Bay 19th street, the excess area of the proposed building will in no way affect block ventilation; that there are a number of motor vehicle repair shops and the extension of the present repair shop will in no way affect the present character of the neighborhood; and

WHEREAS, the applicant states the owner has held title to the site since January 16, 1949; that the assessed valuation of land is \$10,500 and of the building \$5,000, making a total of \$15,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the committee has taken into account the objections of the residents on Bay 19th street and has noted that between the rear of the lots of the residents facing Bay 19th street and the premises in question there is a narrow lot, No. 48, which appears to be owned jointly by the City of New York and two of the owners facing on Benson avenue, Lot #6, and one along 18th avenue, Lot #28; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the zoning resolution, as to use, and that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to area, and Section 7, Subdivisions c and i, to permit extension of the existing building, as proposed and as indicated on plans filed with this application marked "Received February 25, 1953," 1 sheet, and "October 16, 1953," 4 sheets, and "January 22, 1954," 1 sheet, *on condition* that the building shall not be increased in height over what is proposed, and in all other respects shall comply with all laws, rules and regulations applicable to the construction and use, other than as modified this day under Cal. No. 156-53-A; that the rear yard shall be as proposed and shown; that there shall be maintained along the building line where walls of existing and proposed building do not occur a masonry wall not less than 5 ft. in height; that such fire fighting equipment shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

156-53-A

APPLICANT—Maxfield Blaufeux, for Arnold Greenfield, owner (Benson Auto Painting Co., lessee).

SUBJECT—Application February 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8691-8697 18th avenue, east side, 122 ft. 4½ in. north of Benson avenue (Block 6369, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Ira Greenfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 18, 1953, acting on Alt. Applic. 594-53, reads:

"3. Provide 2 means of exit leading to street and remote from each other as in Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is one story, 13 ft. 8 in. in height; 24 ft. 9 in. by 119 ft. 4¾ in. in area, of Class 3 construction, erected 1951, located on a lot 80 ft. 4 in. front by 120 ft. 4 in. in depth, in an unrestricted and business use, C area, Class 1 height district, and used and occupied since 1951 as a motor vehicle repair shop, 4 persons; and proposed to be used and occupied as a motor vehicle repair shop, 12 persons; and

WHEREAS, the applicant states that it is proposed to extend the present motor vehicle repair shop, established under Certificate of Occupancy 129371, for the entire frontage of the plot and for a depth of 119 ft. 4¾ in. and 129 ft. 4 in. as indicated on plans filed with the application for a zoning variance under Cal. 155-53-BZ; and

WHEREAS, the applicant contends that each area to be used by separate tenants will be separated by 8 in. cement block walls, thus reducing the hazards of the spread of fire, and the number of employees by each tenant will not exceed 4 persons; that in addition to the exit doors at the front there has been provided an exit door in the rear from each area to the rear court and an iron ladder to the roof; that in addition there will be a 2 ft. 6 in. by 6 ft. wicket door in each overhead door; that in view of the non-hazardous use and the small area for each tenant it is requested that this application be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 594-53, Obj. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the masonry partitions throughout the building with fireproof doors therein as shown on plans filed with application 155-53-BZ, shall be maintained, including exit doors to the rear yard so as to provide a second means of exit in addition to the doors leading directly to 18th avenue; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under resolution adopted under Cal. 155-53-BZ; that this variance shall continue only so long as the buildings as proposed with the separating walls shall be under the same control and the above requirements maintained.

426-53-BZ

APPLICANT—Henry Nordheim, for James V. Forgioni, owner.

SUBJECT—Application May 28, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, C area district, the change in occupancy from three car private garage to one family dwelling, one car garage, with new second story, without the required rear yard.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative 0
 Negative: Chairman Murdock, Commissioners Kleinert
 and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; and laid over to June 8, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 231st street and Bronxwood avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1953 acting on amendment to Alt. Applic. 52-53, reads:

"4. A three (3) feet 6" rear yard in a C district is contrary to Sect. 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 10 ft. 6 in. frontage by 110.01 ft. in depth, irregular, on which is located a building 37 ft. front by 20 ft. in depth, 1½ stories, 20 ft. in height, of class 4 construction, presently used as a one family dwelling and one car garage (with new second story), for which violation No. C-2509-50 has been issued; that it is proposed to permit the building, as altered and increased in height, to remain; and

WHEREAS, the applicant contends that on December 18, 1923, the owner bought a plot of land 90 ft. front on 231st street, by 110.01 ft. deep; that this was divided into two parcels, 30 ft. of the easterly part remaining vacant, and in 1927 he built a dwelling and garage on the westerly 60 ft. under N. B. 269-1927; that the plans for the garage herein concerned were approved March 9, 1927; that in 1947, during a critical housing shortage and to accommodate some members of his family, he thought it best to convert the garage for living accommodations, but did not apply for an alteration permit due to ignorance; that the alteration consisted of three rooms, bathroom and entry hall on 1st floor; that the roof was raised so as to allow 8 ft. headroom for a bedroom in the attic with a stairway from the 1st floor; that the rear and two side walls on the 1st story are of masonry and attic framing of wood covered with metal lath and stucco; that finally on September 18, 1951 a violation was filed for altering garage without a permit and to correct this violation the owner proposed to further subdivide the 60 ft. frontage and rearrange the plot in such a manner that the garage would stand on a separate lot; that this was done and given lot No. 65 by the tax office; that at the time of constructing the garage a 4 ft. rear yard was shown and approved on plans; however 3 ft. 6 in. was left when it was finished; that regarding the requirement of a 10 ft. rear yard it may be noted that there is a retaining wall on the land to the rear of this building 7 ft. in height, so that this building does not cut off any light or ventilation from the neighbor as his land is much higher than this yard; and

WHEREAS, the applicant states the owner has held title to the property since December 18, 1923 and further states the assessed valuation of land is \$1,500, and for the buildings \$3,500, making a total of \$5,000; that the building was erected on March 9, 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; that the extension of the accessory garage in the residential use area appears to extend beyond the lot itself on which such existing building is constructed; that such building extended for use as a residence without a permit should not be permitted; and

WHEREAS, the building, formerly an accessory garage to the single family house, has been remodelled without permit to another dwelling on the lot and is contrary to definition under Section 1, v of the Zoning Resolution; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercised of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hard-

ship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 52-53; Obj. 4, be and it hereby is affirmed and that the appeal be and it hereby is *denied*.

427-53-A

APPLICANT—Henry Nordheim, for James V. Forgione, owner.

SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—932 East 231st street, south side, 349.5 ft. east of Bronxwood avenue (Block 4866, Lot 65), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board this day under Cal. No. 426-53-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
 Negative 0

687-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw Anchor Co. Inc., lessee).

SUBJECT—Application September 21, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of extension to building B; and extension of manufacturing use and the erection of a mezzanine and the change of occupancy of building C on 1st floor from store and office to storage of metals, and in the cellar from ordinary storage to storage of metals; and the change of occupancy of building D from storage to manufacturing, and to permit two existing mezzanines to remain.

PREMISES AFFECTED—100-120 Montauk avenue, 816-838 Liberty avenue, southwest corner, 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
 Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; and laid over to June 8, 1954, for inspection and decision. No further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, C area, class 1 height districts; Montauk avenue is in residence, local retail and business use, C area, class 1 height districts; Liberty avenue and Atkins avenue are in local retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1953 acting on Alt. Applic. 2854-53, reads:

"1. On a lot located partly in a business use district and partly in a residence use district, the proposed changes are contrary to Art. II Sec. 3 of the Zoning Resolution in that:

(a) The 20 foot yard which separated the Building "A" and shed "B" has been roofed over to form an

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extension to building "B" thereby extending the non-conforming use of building "B".

(b) The non-conforming use of Building "B" formerly used as a lumber shed is being changed to manufacturing and a mezzanine erected without permit, is proposed to be legalized.

(c) The occupancy of Building "C" is being changed on the 1st floor from store and office to storage of metals and in the cellar from ordinary storage to storage of metals.

(d) The occupancy of Building "D" is being changed from storage to manufacturing and two illegally erected mezzanines are proposed to be legalized."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 180 ft. in depth, irregular; that the use district maps accompanying the building zone resolution show that the premises are in a class C area district and a class 1 height district; that part of the site within 100 ft. of Liberty avenue and 100 ft. of Atkins avenue is in a business zone and the balance of the site is in a residence zone; that as of July 25, 1916 that part of the site more than 100 ft. from Liberty avenue was in an unrestricted use district and was changed to its present use designation on April 7, 1953; that the site is occupied by several buildings identified on plans as buildings, A, B, C, D, E and F, legally erected under the following permits; that building A (no changes), a 40 ft. by 100 ft., two story building of class 3 construction was erected under N.B. No. 5946-24 as a lumber mill and two story factory, for which no certificate of occupancy was issued; that the building was later altered under Alt. No. 4788-40 and certificate of occupancy No. 99747 was issued for a factory; that building B, a 60 ft. by 100 ft. one story building of class 5 construction was erected under N.B. No. 3759-24 as a lumber storage shed, for which no certificate of occupancy was issued; that building C, 18 ft. 6 in. by 38 ft., two stories, class 3 construction, was erected under N.B. No. 5797-14 to use the 1st floor as a store and office and the 2nd floor as a one family dwelling, for which no certificate of occupancy was issued; that building D, 41 ft. 6 in. by 100 ft., one story, class 3 construction, was erected under N.B. No. 210-44 and certificate of occupancy No. 116580 was issued to use the building for the storage of metal products; that buildings E and F (no changes) are two one-story buildings of class 5 construction, each 25 by 55 ft. and were erected under N.B. Applics. 232 and 233 of 1944 for use as storage of metal goods and that no certificate of occupancy was issued; that the buildings are now being occupied as follows: building A—cellar and 1st floor, manufacture of metal products, 2nd floor, office and drafting room; building B—1st floor, manufacture of metal products, mezzanine, storage of metal products; building C—cellar, storage of metal products; 1st floor, storage of metal products and wash-room; 2nd floor, one family dwelling; building D—1st floor, manufacture of metal products; buildings E and F—storage of metal and metal products and the loading and unloading of such products in the open area of site; that it is proposed to continue all of the above uses in all of the buildings; that building A and 60 ft. of building B, within the business zone, and buildings E and F, also in the business zone, are present legal uses; and

WHEREAS, the applicant contends that the basis of this application is a request to secure a variance to extend the present legal use in building A throughout buildings B, C and D, thereby only changing from one non-conforming use to another, except for the request to legalize the 20 ft. portion of building B which was erected without a permit, and also the two mezzanines in building B and D also erected without permits; that as the two mezzanines are within the envelope of the present buildings and as the illegally extended 20 ft. of building B is in between the present legal use of building A and the present non-conforming use of building B, the block cannot be affected; that the entire site was in a business and unrestricted zone

until April 7, 1953 until which time the owner had the right to erect buildings as proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since December 2, 1940; that the assessed valuation of land is \$35,000 and of the buildings \$100,000, making a total of \$135,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the extension and the buildings existing and as proposed and shown on plans filed with this application marked "Received September 21, 1953," 13 sheets; *on condition* that use of no additional buildings shall be constructed and the buildings shall not be extended in height or area; that the occupancy of the buildings shall be as stated and as shown on plans above cited and for the uses as stated thereon; that this variance includes Objection 1, sub-items a, b, c and d; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

688-53-A

APPLICANT—Lama, Proskauer and Prober, for Libmanat Realty Corp., owner (Richmond Screw and Anchor Co., Inc., lessee).

SUBJECT—Application September 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—100-120 Montauk avenue and 816-838 Liberty avenue, southwest corner and 95-111 Atkins avenue (Block 3991, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn to comply as to exits.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

886-53-BZ

APPLICANT—Patrick D. Concagh, for Joseph and John Carone, owners.

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail stores).

PREMISES AFFECTED—3060 Eastchester road, southeast corner of Hammersley avenue (Block 4766, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25th, 1954, for inspection and decision; hearing closed; then to June 8, 1954, for applicant to file

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revised plans; no further argument, hearing closed May 4th; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Eastchester road and Hammersly avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 23, 1953 acting on amendment to N.B. Applic. 1151-53, reads:

"1. In a Residence district the proposed store is contrary to Sect. 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 50.37 ft. frontage by 103.89 ft. in depth, presently vacant; that it is proposed to erect a building 25 ft. front by 70 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used as retail store; and

WHEREAS, the applicant states that the plot is unimproved and it is proposed to erect a one-story brick building to be used by the owners as a retail store for the sale of groceries, candies and stationery; that a small portion at the rear of the store is to be used for the storage of goods in connection with the store at the front; that the owners acquired title to the plot in July, 1939, which was ten years before the change of the use zone from business to residence; that they have been conducting a grocery, candy and stationery business for the past several years in the building immediately adjoining to the south at 3052 Eastchester road, under the terms of a lease which expired on November 1, 1953; that their landlord has now demanded that they surrender possession and in the event they fail to do so, has threatened eviction proceedings in the courts; and

WHEREAS, the applicant contends that Eastchester road is a moderately heavy trafficked highway which runs diagonally across the Bronx and intersects the Bronx and Pelham parkway to the south and Gun Hill road to the north, thus providing a convenient short cut to the upper Bronx and Westchester; that the several plots adjacent to the subject premises along the easterly side of Eastchester road from Hammersly avenue to Adece street are now being used for business purposes such as retail stores, a gasoline service station and a store for the sale of motor vehicles; that the proposed structure will be of modern design and will enhance the general appearance of the neighborhood and will tend to increase rather than decrease real estate values; that it would create an undue hardship upon the owners to deprive them of the use of this plot for the purpose of continuing a business they have established over the years; that this business represents their only means of livelihood and one in which they have invested their savings; and

WHEREAS, the applicant states that the owner has held title to the property since July 21, 1939 and further states the assessed valuation of land is \$6,000, with no buildings; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e as to use, to permit the plot to be occupied as proposed and as indicated on plans filed with this application marked "Received December 15, 1953" (6 sheets), as amended by revised plans marked "Received January 4, 1954" (5 sheets), provided that the building as erected is the size and design on such revised plans with a width of 25 feet and a depth of 70 feet; and on condition that there shall be erected on the line of Hammersly avenue from the proposed building, to the adjoining lot, and from the building on Eastchester road to the adjoining lot a woven-wire fence of the chain-link type not less than five feet six inches in height with no openings therein except one from Hammersly avenue for entrance to the rear door for pedestrian use; and provided the unbuilt upon portion of the premises shall be seeded with grass and landscaped

with suitable planting material and kept in good condition at all times; that the sidewalks and curbing around the premises shall be constructed or restored or repaired to the satisfaction of the Borough President; that the windows at the rear of the building shall all have sills not less than five feet above the yard grade and there shall be no windows on the south-erly wall; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto as would be permitted for a similar building in a local retail district; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a certificate of occupancy shall be obtained.

933-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Kay Moving Service, Inc., owner.

SUBJECT—Application December 30, 1953 (decision of the borough superintendent), under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sales of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2468-2474 Amsterdam avenue and 500 West 183rd street, southwest corner (Block 2155, Lots 50 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Bernard Benson and Joseph Curro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Commors 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Amsterdam avenue are in a business use, B area, class 1¼ height district; West 183rd street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1953 acting on N.B. Applic. 142-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles in premises located in a business use district is contrary to Article II, Section 4 a (29) (46) of the Z.R.

2. Proposed business entrances within 75 ft. of a Residence use district is contrary to Article II, Section 7A of the Z.R."

and

WHEREAS, the applicant states the premises consist of a plot, 104 ft. 11 in. frontage by 100 ft. in depth, presently vacant; that there has been no change in zoning since 1916; that it is proposed to erect a modern gasoline service station consisting of ten 550-gallon gasoline storage tanks and six dispensing pumps; that the contemplated accessory building will have a frontage of 60 ft., a depth of 30 ft., one story in height, of class 3 construction, and contain the conjunctive uses of office and sales, lubritorium, minor auto repairs and car wash; that part of the site will be reserved for the open parking and storage of motor vehicles; and

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WHEREAS, the applicant contends that Amsterdam avenue is a main auto lane leading north and south through Manhattan and this, together with the large home and apartment house development in the area, make the proposal in keeping at this point; that directly opposite the site and within the affected area, block 2149, lots 11, 16, 23 and 26 are developed with public garages and lot 30 is also developed with a three story public garage; that it would therefore be impossible to develop the site with a conforming use; that although the site is zoned for business, there are sufficient stores in the area for public requirements; that the rock formation on the site would also preclude the use of the site for stores as the rental from stores on this otherwise garage street would be low and the construction costs due to rock would be excessive; that the proposed gas station will go far towards improving the appearance of the entire community and as there are no other gas stations in the affected area, the proposal will be of benefit to the public; that all auto services will be performed within the building; that the gas pumps will be set 10 ft. back of the building lines and the parking and storage of motor vehicles on the site will help alleviate the parking situation in this area; that the curb cuts as proposed on West 183rd street are required for efficient operation of the station, as West 183rd street is also a heavily traversed auto lane; that the curb cuts will not affect the residential aspect of the street to any greater extent than the present stores which are non-conforming uses in block 2155, lot 68 and block 2154, lot 88; that the proposed gas station will be in complete harmony with the affected area as it has developed; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and A, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of 15 years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received December 30, 1953" 4 sheets; that the plot shall be leveled substantially to the grade of the abutting streets; that the premises shall be constructed and arranged substantially as indicated on such plans as above cited; that the accessory building shall have no cellar underneath and in all other respects shall comply with the requirements of the Building Code, and shall have no windows opening to the south along the lot line; that the pumps shall be erected not nearer than 15 ft. to the street building line and shall be of a low approved type; that gasoline tanks shall be limited to ten (10) approved 550 gallon tanks; that the balance of the premises shall be paved with concrete or asphalt pavement; that curb cuts shall be restricted to two, each 30 ft. in width to Amsterdam avenue and two of similar width to West 183rd street, as proposed and shown; that no portion of any curb cut shall be nearer than 5 ft. to any lot line as prolonged; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under Section 7f, there may also be parking and storage of cars awaiting service; that the accessory building shall be of the arrangement as indicated; that under Section 7A, curb cuts as above permitted on 183rd street may be constructed as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard at the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to be extended beyond the building line for a distance of not more than 4 ft.; that at such intersection there shall be erected a block of con-

crete not less than 12 in. in height, extending approximately 5 ft. from the intersection along either street line; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

27-54-BZ

APPLICANT—Carl H. Salminen, for Macedonia A.M.E. Church, owner.

SUBJECT—Application January 14, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a retail use, B and C area district, the extension of existing church, using more than the area permitted and without the required rear yard and to be used as church, gymnasium, chapel, classrooms and kindergarten.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Rev. G. G. Crumpley, F. D. Peters, Thomas Bynnan, E. Manigault and James Garvin.

For Opposition: Ann H. Murdock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 11, 1954 after due notice by publication in the Bulletin; laid over to June 8, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 37th avenue are in a retail use, B and C area, class 1½ height district; Union street is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1953 acting on Alt. Applic. 2555-53, reads:

"2. In a C district, no building shall occupy more than 60% of the area of the plot, sec. 13 of the Zoning Resolution.

3. Provide a rear yard as required by secs. 12 and 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 ft. 11¼ in. frontage by 109 ft. 3 in. in depth, irregular, on which is located a building 30 ft. 3½ in. front by 100 ft. 25⅞ in. deep, irregular, one story, brick and frame church with basement, erected in 1902 under permit No. 876-02; that no certificate of occupancy was issued; that the property has been used continuously for religious services since 1810; and

WHEREAS, the applicant states that the property is situated in a retail C area district to a depth of 80 ft. from the new property line determined by the City and the remainder of the property is in a B area district to a depth of 27 ft.; that on April 8, 1946 the use district was changed from business to retail and was business use back to July 25, 1916; that the area district was changed on April 8, 1946 from C to B, 100 ft. west of Union street; that the height district has not been changed since July 25, 1916 and there are no changes pending in the City Planning commission; and

WHEREAS, the applicant further states that it is proposed to extend the existing building 34 ft. by 109 ft. 11¼ in., irregular, one story, 20 ft. in height, of class 3 construction, to be used as a church, gymnasium, chapel, classrooms and kindergarten; and

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WHEREAS, the applicant contends that the congregation has felt the need for expansion for many years but has been unable to acquire additional property; that recently the city contemplated condemning this entire property for a city parking area, but after a great deal of controversy and as evidenced by the following resolution appearing in the city record dated September 13, 1949, Cal. No. 203, the church did acquire a 32 ft. strip on Union street which amounts to 3520 sq. ft., but the suitable area of protection around the church was not provided for although mentioned in the resolution:

"This resolution was adopted with the understanding (1) that property of the Macedonia A. M. E. Church be excluded from the taking (2) that arrangements be made through the Director of Real Estate for the exchange of the 32 ft. strip of property and (3) that suitable area of protection around the area be provided by the City."

that the city has now completed most of the work of the parking area around the church and has brought their fence lines right up to the church lot line, which is not in keeping with item 3 of the resolution; that in complying with the needs of the church, the total area of the building will exceed that permitted by sections 12 and 13 of the zoning resolution; that the total area would be 10,060 sq. ft.; that the plot area in the C area district is 8550 sq. ft. and in the B area district 2804 sq. ft., making a total of 11,354 sq. ft. or a land coverage of 88.6% of the total area which is in excess of the coverage permitted by the zoning resolution; that the building area in the C area district covers 8048 sq. ft. which is 34% of that permitted, if considered as an interior lot; that however, prior to the city taking over the surrounding property, the lot was considered as a corner lot; that the City also took off a 20 ft. strip, reducing the C area district from 100 ft. to 80 ft., the church thereby losing 2,210 sq. ft. of property, and if this was included in the total area of the C area district, it would be within the requirements of the zoning resolution; that the building in the B area district covers 2012 sq. ft. which is 71% of the area and is within the requirements of the zoning resolution; that an appeal was made to the City planning commission on September 21, 1953 for a change of zone from B and C areas to an A area district, but this was denied with a suggestion that the matter be referred to this Board; that the proposed extension and alteration, when completed, will constitute a modern church and gymnasium with the latest athletic equipment, educational facilities and a redesigned chapel; that this new structure will serve to answer the needs of the growing congregation as well as the surrounding community of colored people; that it will tend to combat juvenile delinquency by providing recreational and educational facilities for teen-agers; that the structure will be designed along modern lines; that the majority of the property owners within the affected area have consented in writing to the proposed extension; that the owners appeal to the Board to exercise their authority and find a favorable decision on their behalf; and

WHEREAS, the applicant states that the present owner has held title to the property since January 27, 1810; that the assessed valuation of land is \$30,000, and of the buildings \$65,000, making a total of \$95,000, and that the present building was erected in 1902; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the matter before the Board is basically in connection with the proposed extension of the building to Union street; as a question arose as to whether any portion of the plot where the church is located and where the proposed extension is to be constructed has been a cemetery, the Board has made an exhaustive examination and search of the records and can find no record of a cemetery on the church plot itself; that the cemetery is actually under the present parking lot which is on the entire super block and is several hundred feet westerly from the church; and

WHEREAS, on the question of extension to the building,

the Committee recommends, in view of the unique conditions with the building entirely surrounded by the parking lot and the street, that no adjacent owner would be benefited by land left unbuilt upon and that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the building as proposed with the coverage and omission of rear yard as proposed and as indicated on plans filed with this application marked "Received January 14, 1954," 7 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 28-54-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; and that a Certificate of Occupancy shall be obtained.

28-54-A

APPLICANT—Carl H. Salminen, for Macedonia A. M. E. Church, owner.

SUBJECT—Application January 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-22 Union street, west side, 128.43 ft. south of 37th avenue (Block 4977, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, G. G. Crumpley, F. D. Peters, James Garvin, E. Mannigault and Thomas Bynman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 15, 1953, acting on Alt. Applic. 2555-53, reads:

"1. The extension of a church building, facing one street and of class III construction, to exceed 5,000 sq. ft. in area is contrary to Sec. 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the existing building is 1 story, 20 ft. in height; 100 ft. 2½ in. front by 48 ft. in depth, of class 3 construction, erected in 1902, located on a lot 109 ft. 11¼ in. front by 109 ft. 3 in. irregular in depth, in a retail use, B and C area, class 1½ height district, and used and occupied since erection: basement, boiler room, storage, kitchen, toilets, meeting room, board room, 60 persons; 1st floor, church, choir, study, office, chapel and first aid room, 250 persons; that the building is proposed to be increased in area to 109 ft. 6½ in. front by 97 ft. 8 in. irregular in depth, in class 3 construction, and to be used and occupied as follows: basement, boiler room, storage, kitchen, toilets, meeting room, board room, auditorium, gymnasium, locker room and check room, 270 persons; 1st floor, church, choir, study, office, chapel, first aid room, classrooms, kindergarten, 250 persons; there are four interior stairs, two 3 ft. in width and two 5 ft. 6 in. in width; three of the stairs are of wood and one stair of metal; that three stairs are enclosed in fire retarded partitions and the fourth stair is enclosed in fireproof partitions; stair doors are metal covered, fireproof self-closing; and

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WHEREAS, the applicant states that the premises are improved with a one story brick and frame church with basement, erected in 1902 under N.B. Applic. 876 of 1902 and no certificate of occupancy has been issued; that the church has been continuously used for religious services since 1810 until the old small wooden structure was replaced by the present building in 1902; and

WHEREAS, the applicant states it is now proposed to extend the present church building in Class 3 construction which will exceed 5,000 sq. ft. in area; that if approval is granted by the Board, it is proposed to maintain a fire wall dividing the existing church from the new extension, such wall to be equipped with self-closing doors as required by the Administrative Code; that the area of the existing building is 4,403 sq. ft. and the proposed extension will be 5,657 sq. ft., which is 657 sq. ft. in excess of the coverage permitted by Sec. C26-254.0 of the Administrative Code; and

WHEREAS, the applicant requests the Board to exercise its discretion and modify objection 1, issued by the Borough Superintendent so as to permit the construction of the extension as herein proposed.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2555-53, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 1 to permit the extension of the church building of class 3 construction of the area as proposed and as permitted this day under zoning application #27-54-BZ, *on condition* that in all other respects the building shall comply with the requirements of the Building Code and all other laws, rules and regulations applicable to the construction and use; that where there are windows in the westerly wall of the proposed extension opening upon a court, such windows shall be fireproof self-closing; that all doors opening between the existing church building and the proposed extension shall be located near the separating wall and shall be of the fireproof self-closing type as approved by the Board for at least 1½ hour construction; that there shall be a complete fire stop in the brick wall separating the church from the proposed extension at all points from the cellar floor to the roof; that such fire fighting appliances shall be maintained as the fire commissioner shall require and the requirements of the resolution adopted this day under Cal. No. 27-54-BZ shall be complied with.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 8, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

106-33-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application reopened April 27, 1954—re amendment as to additional name—re Sun-Ray Fuel Oil Burner, previously approved.

APPEARANCES—

For Applicant: Martin Sones.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 106-33-SA

Subject: Amendment of resolution as to additional trade name.

Sun-Ray Burner Manufacturing Corporation requested by letter dated March 24, 1954, that the resolution adopted May 16, 1933 be amended so as to permit the Sun-Ray Fuel Oil Burner, approved May 16, 1933 under Cal. No. 106-33-SA, to be marketed under an additional trade name. The case was reopened by a vote of the Board April 27, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted May 16, 1933 under Cal. No. 106-33-SA be amended so as to permit the Sun-Ray Fuel Oil Burner, as manufactured by the Sun-Ray Burner Manufacturing Corporation to be marketed by the Manville Boiler Company, Hackettstown, New Jersey, under the trade name of Manville on condition that the requirements of the resolution adopted May 16, 1933 under Cal. No. 106-33-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 16, 1933 in accordance with the above report.

150-48-SA—Vol. II

APPLICANT—Overhead Heaters, Inc., owner.

SUBJECT—Application reopened September 23, 1952—re Shafconaire Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater).

APPEARANCES—

For Applicant: Rodger G. Leon.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 150-48-SM Vol. 11.

Subject: Amendment to resolution as to installation with 40-40 Mesh Screen.

Overhead Heaters Inc. Detroit, Michigan requested by letter dated July 10, 1952 that the resolution adopted June 8, 1948 and amended July 12, 1949 under Cal. No. 150-48-SM Vol. 1 be amended so as to permit the installation of the Shafco Hanging Oil Fired Unit Heater in garages and places of explosive atmospheres the application was reopened by a vote of the Board September 23, 1952.

Purpose

The appliance is an oil fired suspended unit heater designed for installation in domestic and commercial installations and in garages and places of explosive atmospheres.

Description

The appliance was approved June 8, 1948 under Cal. No. 150-48-SM Vol. 1 and the resolution was amended July 12, 1949 so as to permit the installation of the heater, approved June 8, 1948 under Cal. No. 150-48-SM, in garages and places of explosive atmospheres under certain conditions. The

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modification requested is the substitution of 40-40 mesh screen over the air intake of the oil burner instead of the enclosure box, as now approved.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 8, 1948 and amended July 12, 1949 under Cal. No. 150-48-SM Vol. 1 be amended, so as to permit the substitution of 40-40 wire mesh screen over the air intake of the oil burner instead of the enclosure box on condition that all other requirements of the resolution adopted June 8, 1948 and amended July 12, 1949 under Cal. No. 150-48-SM Vol. 1 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 8, 1948 and July 12, 1949 in accordance with the above report.

13-54-SA

APPLICANT—Svenska M. Greiff, owner. (Special Equipment Corp., agent.)

SUBJECT—Application January 8, 1954—Thermo-Spray SPC-4 with Air Heater Type GL-3 (for preheating lacquers, paints, etc.)

APPEARANCES—

For Applicant: Herbert R. Simonds.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

WHEREAS, the report of a Committee on Test reads:

Re: Cal. 13-54-SA

Subject: Thermo-Spray SPC-4 with Air Heater Type GL-3 (for preheating paints, lacquers, etc.) approval of.

Special Equipment Corp., Greenwich, Conn. for Svenska Maskinaktiebolaget Greiff Sweden filed January 8, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Thermo Spray SPC-4 with Air Heaters Type GL-3 under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used to preheat paints, lacquers and similar materials.

Description

The Thermo-Spray Type SPC-4 consists of an Electric air heater, Paint heater (heat exchanger) and Paint hose.

The compressed air for atomizing the paint first passes through an thermostat regulated explosion proof electric air heater where the air is heated to 300° to 350°F. This air heater is also equipped with a temperature fuse, soldered with pure tin, which breaks the current, in the event the thermostat fails to operate. In the outlet tube for the heated compressed air there is another temperature fuse consisting of a ball bearing, the ball being soldered with pure tin. As this is placed direct in the hot airstream it reacts quicker than the electric temperature fuse. In case of over heat, the tin melts and allows the ball to drop down, blocking the air out and the air flow to the air heater; when

this happens the electric fuse is blown, cutting the current.

Under operating conditions, the air after being heated in the electric air heater, passes over a heat exchanger (paint heater) where the paint is heated as it travels from the pressure pot to the spray gun. The heated air gives up most of its heat to the paint in the tubes of the heat exchanger and the balance of the heat is used in the spray gun for atomizing the paint.

A small percentage of the air, after being heated, is by passed from the heat exchanger and flows through a hot air tube, which lies next to the paint tube, leaving the heat exchanger, so that the paint is kept at constant temperature from the time it leaves the heat exchanger right up to the spray gun, even during interruptions in spraying. The paint hose and this warm air hose are both enclosed in one outer casing.

Inspection and Test

The equipment was inspected and tested at 183 Lorraine St., Brooklyn, New York, by Asst. Engr. J. A. Darts, Committee on test and representatives of the applicant. The equipment was tested through its entire operating range under various ranges of heat conditions and under simulated failure conditions. In all cases the safety controls functioned as required. The equipment has been approved by the Underwriters Laboratory under Electrical 23757 Application No. 53C4902; a copy of the report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Thermo-Spray SPC-4 with Air Heater Type GL-3 (paint preheater) for use in New York City when constructed in accordance with this report and when operated in accordance with the Paint Spraying Rules of the Board on condition that each device bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 13-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

898-47-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and test and report as to amendment of rating, etc.—re U. S. Gypsum 2 inch Solid Laminated Sheetrock Partition, previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

110-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and test and report as to amendment as to styles—re United States Gypsum Company Asbestos Cement Siding Shingles, previously approved.

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APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to proposed change of shingles.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

556-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and test and report as to amendment as to use of #400 clip with partition—re USG Trusteel Studs, previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to proposed changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

42-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corp., owner.

SUBJECT—Application for consideration—reopening and test and report and approval of appliance in other than explosive atmospheres and to consider additional models—re Delta Oil-fired Unit Heater, Model UH-220, previously approved.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened for test and report as to approval for use in other than explosive atmospheres and to consider four additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

12-50-SM

APPLICANT—C. F. Ackerbauer, for Ackerbauer Laboratories, owner-manufacturer.

SUBJECT—Magiclone (textile cleaner) and Magifoam (flameproofing agent), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

13-50-SM

APPLICANT—M. J. Wilkoff, owner-manufacturer.

SUBJECT—SAFTITE Gas Range Connector, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

30-50-SA

APPLICANT—Arnold Dryer Company, owner (The Heil Company, manufacturer).

SUBJECT—Cyclomatic Dehydrator, Model No. SD-8-25, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

93-50-SA

APPLICANT—Nelson Stud Welding Division of Morton-Gregory Corp., owner-manufacturer (Walter E. McArthur, agent).

SUBJECT—Nelson Stud Welder, Model H-DC, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

102-50-SM

APPLICANT—Edward Cahill, owner-manufacturer.

SUBJECT—Edward Cahill Rolling Steel Doors and Shutters, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

116-50-SM

APPLICANT—Brooklyn Bridle Iron & Steel Corp., owner-manufacturer.

SUBJECT—Bridge-It Metal Bridging (for floor joists), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

181-50-SM

APPLICANT—The American Brass Company, owner-manufacturer.

SUBJECT—Anaconda Nickel Silver No. 828 Welding Rod, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

182-50-SM

APPLICANT—The American Brass Company, owner-manufacturer.

SUBJECT—Anaconda No. 997 Welding Rod (low-fuming), approval of.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

183-50-SM

APPLICANT—The American Brass Company, owner-manufacturer.

SUBJECT—Anaconda Copper No. 372 Welding Rod, approval of.

APPEARANCES—

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

187-50-SA

APPLICANT—William Barnstead Engineering Corp., owner-manufacturer (R. W. Higgins, agent).

SUBJECT—William Barnstead Engineering Corp. Electric Water Still, Models LUE-2 and LHE-2, approval of.

APPEARANCES—

For Applicant: C. S. Quillen.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

464-38-A

APPLICANT—William Shary, for 166-170 Hudson Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—166-170 Hudson street and 48 Lait street, northeast corner, Block 220, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: William S. Shary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board June 28, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on May 18, 1943 and February 23, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1938, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“ . . . granted for a term of five (5) years, from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained.” (Alt. Applic. 1006/48.)

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street (Block 540, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Adelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II subject to regular procedure to consider proposed changes; term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on December 21, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1943, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“that this variance shall continue for a term of five (5) years from the date of this amended resolution; and that a new certificate of occupancy shall be obtained.” (Alt. 899/43)

723-44-A—Vol. II

APPLICANT—Irving M. Fenichel, for Lomada Realty Corp., owner (L-S Manufacturing Company, Inc., lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—70-17 51st avenue, north side, 45.04 ft. west of 71st street and 50-40 71st street (2nd floor); (Block 2440, Lot 48), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 19, 1954, on Alt. Applic. 315/54, reads:

“1. Exits for original office granted by Bd. of Standards and Appeals under Cal. 723-44-A, April 10, 1945. Proposed extension in area of office must be returned to Bd. of Stds & Appeals for reconsideration and decision as to adequacy of exits.

2. Provide two enclosed fireproof stairways as exits. Sec. 270 Labor Law.”

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 12 ft. 6 in. 15 ft. 2 in. and 23 ft. 6 in. in height, of class 3 construction, 50 ft. by 150 ft. irregular in area at street level, 29 ft. by 36 ft. irregular in area, at 2nd floor level, erected 1927, located on a lot 50 ft. front by 150 ft. irregular in depth, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1931: cellar,

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boiler room, no persons; 1st floor, processing of precious metals, 15 persons; 2nd floor, offices, 8 persons; and proposed to be extended on the 2nd floor to 50 ft. front by 77 ft. irregular in area, in class 3 construction, and to be used and occupied: cellar, boiler room, no persons; 1st floor, processing of precious metals, 15 persons; 2nd floor, offices, 8 persons; that the building is provided with two interior stairs, 3 ft. 6 in. in width, of steel construction, enclosed in partitions of wood studs and metal lath and plaster both sides, equipped with kalamein self-closing doors; stair hall leads direct to street, and is provided with a ladder and scuttle to roof; one of these stairs leads from 71st street to the cellar, 3 ft. 8 in. wide, enclosed in masonry, equipped with fireproof self-closing door at cellar level; and the other stairs extends from 51st avenue to the 2nd floor; that it is proposed to erect a new Labor Law fire escape on the 51st avenue front extending to street by counter-balanced stairway; and

WHEREAS, the applicant states that the existing 2nd floor which covers an area of approximately 925 sq. ft. is to be used for offices by 3 persons; that the addition to the office space will have an area of approximately 800 sq. ft. and will be used for bookkeeping offices with an occupancy of 5 persons; that the existing exits will remain intact and in addition it is proposed to provide an exit to the roof from the new office section as well as a labor law fire escape at the front of the building with a counter-balanced stairway to the street; and

WHEREAS, the applicant contends that to be required to furnish an additional labor law stairway from the relatively small office space would create an unreasonable and unnecessary hardship and that since the 2nd floor will be used only for office purposes, and in view of the limited number of occupants it is requested that the 2nd floor exit as proposed be accepted; and

WHEREAS, under Cal. No. 723-44-A, Vol. I, the Board on April 10, 1945, modified objection 1, issued by the Borough Superintendent, under Alt. Applic. 1260/44 on condition that the existing exit from the 1st floor to 51st avenue and the exit from the storage room and garage to 51st avenue be maintained; that doors be constructed within the openings leading from the factory to the storage room and the storage room to the garage; that the ceiling of the garage be fire retarded and that as to the 2nd floor, the existing primary means of exit be maintained and that means be provided to reach the roof through the rear windows and a ladder provided to reach 51st avenue maintained on the roof, and that the 2nd story be used for office purposes only. This variance was in connection with the 1st floor for tool making and manufacturing and the 2nd floor for office; and

WHEREAS, this appeal was reopened by a vote of the Board April 27, 1954, to consider a new decision of the Borough superintendent, based on a proposed extension of the 2nd floor in area and a change in use and in occupancy of the building.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 315/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exit from the 1st floor shall be maintained as indicated on plans filed with this appeal marked "Received March 23, 1954," (2 sheets), and "May 11, 1954," (1 sheet); that the existing 2nd story and the proposed extension there-to may have one stairway, as indicated with the proposed fire escape on the 51st avenue side with counter-balanced stair to street, provided such 2nd story throughout is used only for office and clerical work; that there shall also be doors opening from the 2nd story to the main roof; that the exit from the boiler room shall be as indicated on the plan and the cellar shall not be extended beyond what is now shown as a boiler room; that in so far as the portion of the building is concerned that was before the Board under Vol. I, the requirements of the resolution as adopted April 10, 1945, shall be complied with where not inconsistent with this *amended* resolution; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be

maintained as the Fire Commissioner shall direct; and as to objection No. 2, to make a variation in the requirements of the Labor Law as cited in the decision of the Borough Superintendent, and that the decision be and it hereby is *modified* and that the appeal be and hereby is *granted on condition* that the requirements of this resolution shall be complied with.

480-53-A

APPLICANT—Harry Hurwit, for Brogrand Realty Co., Inc., owner.

SUBJECT—Application June 12, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106 Grand street and 40-42 Mercer street, northeast corner (Block 474, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 15, 1953, acting on Alt. Applic. 589/53, reads:

"1a. At least two exits leading to the street are required from every floor above or below ground and also from roof if there is a safe egress to adjacent roof.

Note. a fire escape is not a legal means of egress in a factory bldg. over five stories in height section 271 B.C." (presumably Labor Law, not Building Code)

and

WHEREAS, the applicant states the building is 6 stories, 85 feet in height, 25 ft. by 107 ft. in area, Class 3 construction, erected in 1884 on a lot 25 ft. front by 107 ft. in depth, in an unrestricted use, B area, Class 1½ height district, used and occupied since erection as follows: Cellar—storage; 1st floor—store, 10 persons; 2nd to 6th floors—offices, salesrooms and factory, 15 persons each floor. No change in use or occupancy is now proposed. The building is equipped with one interior 3 ft. 8 in. wide wood stairway, enclosed in partitions of wood studs with 26 gauge metal on plaster board both sides, equipped with fireproof, self-closing doors, extending direct to street and provided with ladder and scuttle to roof, and one fire escape on the Mercer street front, extending to roof by gooseneck ladder and to street by counter-balanced stairs; windows and doors on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that in addition there is an existing horizontal exit on 2nd to 5th floors leading to stairs in adjoining building at 108 Grand street; and

WHEREAS, the applicant contends that since the building is but 6 stories in height and only 25 ft. wide and the existing stairs, elevator, toilets, etc. reduce the floor area considerably, an additional stairway would reduce it still further and make it almost useless for any practical use and create a hardship to the point of confiscation; and

WHEREAS, under Cal. No. 1306-25-S the Board on May 25, 1926, denied an appeal from Fire Department Order #87132-LD, issued November 14, 1925, requiring the interior stairway at west side of building to be extended to roof in accordance with Section 271 of the Labor Law in the adjoining building at 108 Grand street then under same ownership as building in question; and

WHEREAS, under Cal. No. 2491-17-S an application for variation of Section 79-b-2 of the Labor Law with respect to extending stairway 3 ft. above the roof was withdrawn October 8, 1918; and

WHEREAS, on June 5, 1917, under Cal. No. 543-17-A, the Board acted on an appeal from a decision of the Borough Superintendent on Alt. App. 2510/16, requiring that stairs

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be extended to the roof, as modified by a decision of the Borough Superintendent dated April 13, 1917, on amendment to Alt. App. 2510/16, which modified decision read as follows:

"Stairs do not have to extend to roof under Sec. 79-b-1, Labor Law, and also under a General Resolution of the Board of Appeals passed April 10, 1917, in connection with Cal. No. 381-17."

and

WHEREAS, this amendment was again disapproved by the superintendent of buildings; and

WHEREAS, the Board on June 5, 1917, adopted the following resolution:

"Resolved, that the decision of the superintendent of buildings be not sustained, and that the appeal be and it hereby is granted."

and

WHEREAS, the Board on January 16, 1917, under Cal. No. 475-16-A relating to adjoining building at 108 Grand street, modified a decision of the superintendent of buildings, holding that horizontal exits between stairways were not acceptable and permitted the horizontal openings between 106 and 108 Grand street to be accepted in lieu of fire-resisting enclosure for the primary means of egress in 108 Grand street; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 589/53, Objection 1, *on condition* that the primary means of exit shall be maintained with 26 gauge metal on plaster boards on both sides or equivalent as proposed and as indicated on plans filed with this appeal marked "Received May 7, 1954" (7 sheets); that a second means of exit, a fire escape on the Mercer street side of the building, shall be maintained with an approved counterbalanced stair to grade; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the building shall not be increased in height or area; that the manufacturing use of the building shall be as approved without any occupancy requiring a permit from the Fire Commissioner for combustibles or inflammable liquids; that the occupancy per floor shall not be increased; that the existing sliding doors between this building and No. 108 may be continued but shall not be considered in computing the occupancy; that in all other respects the building and occupancy shall comply with all requirements of law.

569-53-A

APPLICANT—Falcon Stone Ring Manufacturing Co. Inc., lessee (Estate of Bernard London, owner).

SUBJECT—Application July 22, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—186-192 West 4th street and 9-11 Barrow street, southwest corner (6th floor); (Block 590, Lot 69), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry L. Sperling.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #95417 LC issued by the Fire Commissioner April 14, 1953, and repeated in his decision of July 7, 1953, reads:

"Before a permit for the purpose indicated above (to store oxygen) may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

1. Have each person who uses oxygen and a com-

bustible gas for heating, melting, or welding, obtain a certificate of fitness. C19-93.0-b, Administrative Code."

and

WHEREAS, the applicant states that the building is 8 stories, 90 feet in height, 81 ft. 1½ in. front by 126 ft. 4 in. in depth, of Class 3 construction, erected in 1897, located in a residence use, C area, Class 1½ height district, used since 1897 as follows: 2nd floor—manufacturing luggage, 40 persons; 3rd floor—printers—35 persons; 4th floor—printers, 47 persons; 5th floor—manufacturing watch cases, 25 persons; 6th floor—printing, 13 persons and jewelry manufacturing, 38 persons; 7th floor—jewelry manufacturing, 46 persons; 8th floor—printers, 21 persons; and

WHEREAS, the applicant states the building is equipped with approved standpipe and two-source sprinkler systems; that an approved interior fire alarm has been installed; that there are three 3 ft. 6 in. wide interior slate stairs, brick enclosed, equipped with kalamein, self-closing doors and lead from roof bulkhead direct to street; and

WHEREAS, the applicant states the order appealed from has been issued to the Falcon Stone Ring Manufacturing Company the occupants of a substantial portion of the 6th floor; and

WHEREAS, the applicant contends that no fire hazards exist or are maintained on the premises by use of a controlled mixture of illuminating gas or oxygen through the medium of a blow pipe or similar device or apparatus used by the jewelry workers to intensify the heating of the illuminating gas for soldering and melting in the manufacture of jewelry; that the blow pipes and torches used are of the modern type manufactured by Hoke and approved by the Board under Cal. No. 450-43-SA; that these devices are so constructed that it is impossible for them to backfire or cause a fire; that the oxygen used is stored in one metal cylinder containing approximately 244 cu. ft. of gas; that this cylinder is not handled by anyone other than Leon Sokolsky, holder of certificate of fitness #M 84601; that in addition there is a 244 cu. ft. cylinder of oxygen used by the same holder of the certificate of fitness in connection with the melting furnace in which gold and platinum bars and sheets are melted; that this cylinder is approximately 75 feet from the tank used for soldering; that it is the duty of the holder of the certificate of fitness to turn on the valves of the tanks each morning when work is started and turn them off at the end of the day or at such other time when oxygen is not needed; that all other workers in the establishment are prohibited from handling the tanks or touching the valves and in the absence of Mr. Sokolsky no oxygen is used in the factory for any purpose whatever; that since about 20 workers use the small type torches and blow pipes, it would be an unreasonable requirement to compel each jeweler to secure a certificate of fitness; and

WHEREAS, the Board on July 18, 1950, under Cal. No. 272-50-A granted a variation of the requirements of Section 271 of the Labor Law, as cited in a decision of the Borough Superintendent on Alt. App. 1069/47, requiring two remote unobstructed means of egress for each tenant on the 4th, 5th and 6th floors; and

WHEREAS, the applicant now states that the resolution adopted by the Board July 18, 1950, has been complied with.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #95417 LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use as described and as indicated on plans filed with this appeal marked "Received July 22, 1953" (1 sheet) and "April 21, 1954" (1 sheet) *on condition* that there shall be two persons holding certificates of fitness, so that at all times men doing welding work shall be under the jurisdiction of a person holding a certificate of fitness; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as *modified* by the Board under Cal. No. 272-50-A.

865-53-A

APPLICANT—Ralph E. Leff, for Bedford Associated, Inc., owner.

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SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—21-02 to 21-24 43rd avenue, south side, from 21st to 22nd street; 21-01 to 21-17 21st street and 21-02 to 21-18 22nd street, 3rd floor; Block 441, Lot 16, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954, by adding thereto:

"that in lieu of the required two-source sprinkler system, the sprinkler system as installed with the approval of the Rating Organization of the Board of Fire Underwriters with a connection to fire headquarters through an approved central station may be accepted; that in all other respects the resolution above cited shall be complied with." (Alt. 2167/52)

9-54-A

APPLICANT—New York City Transit Authority, City of New York, owner.

SUBJECT—Application January 5, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—65 Commercial street, north side, from Box street to Newtown Creek (Block 2472, Lot 425), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas H. Normile.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 15, 1953, reads:

"In reference to your letter dated November 20, 1953, and plan drawings No. 419-10, No. 491-11, No. 491-12 all dated Nov. 5, 1953, submitted to this department for examination, please be advised that we are without power to grant your request, inasmuch as proposed diesel oil storage system does not comply with the requirements of the Administrative Code, Chapter C19-59-m governing such installations."

and

WHEREAS, the applicant states that the premises consist of a plot 260 ft. by 467 ft. in area, in an unrestricted use, A area, class 2 height district, upon which there exists a 1½ story, 20 ft. high building, 77 ft. by 192 ft. in area, used and occupied since 1948 as a trolley coach and car depot, and proposed to be used and occupied as a bus garage and repair shop, 100 persons; and

WHEREAS, the applicant states that this is a request for permission to install 3 5,000 gallon tanks to be used for the storage of diesel oil at the Crosstown Bus Garage, such oil to be used solely for servicing buses operated by the New York City Transit Authority.

Resolved, that the decision of the Fire Commissioner dated December 15, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation and use of the three (3) 5,000 gallon diesel oil tanks as proposed and as shown on plans filed with this appeal marked "Received May 21, 1954," (3 sheets), *on condition* that such tanks shall be in a vault below grade, as proposed, and with the ventilation as proposed interlocked with the pumps and there shall be also an open pipe leading to an exterior point where it can be used by the fire department for attaching hose for flooding the vault or for foam; that the insulation shall be maintained to the satisfaction of the Fire Commissioner and shall be used only as proposed for storing diesel oil as a fuel for buses as proposed.

20-54-A

APPLICANT—Lama, Proskauer and Prober, for Isaac Klapper, owner.

SUBJECT—Application January 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2125-2127 86th street, north side, 200 ft. east of 21st avenue and 2124-2136 85th street (2nd floor); (Block 6347, Lots 16 and 67), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1953, on Alt. App. 3028/52, reads:

"2. Stairs from 2nd floor to lead in a continuous enclosure to street & extend to roof as in Sect. 6.4.1.11 of the Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height, 40 ft. by 90 ft. in area at 1st floor, 40 ft. by 18 ft. 6 in. in area at 2nd floor, Class 3 construction, erected in 1928 on a lot 40 ft. front by 100 ft. in depth, in a business use, C area and Class 1 height district; used and occupied since 1928: Cellar—boiler room, toilet and storage, 0 persons; 1st floor—store, 15 persons; 2nd floor—toilets and locker room, 0 persons; and

WHEREAS, the applicant states that the premises are developed with a Class 3 constructed building having a frontage of 40 ft. on 86th street and a depth of 100 feet; that the first floor is used as a store and the 2nd floor as a locker room for the store; that the building was erected under N.B. 6568/28 and Certificate of Occupancy #52636 was issued for the existing use; that the Board under Cal. No. 56-51-BZ granted a variance to erect a one-story extension at the rear with a depth of 50 ft. and a width of 120 ft. to be used as an extension to be used in connection with the present store; that this extension will be erected in the near future; that the 2nd floor is now used as a locker room, toilets and rest room in conjunction with the store; that this 2nd floor is 40 ft. by 18 ft. 6 in. in area and will be maintained as now existing; that the 2nd floor now has a 3 ft. wide wood stair leading to the 1st floor terminating close to present front exit of the store; that a new scuttle and iron ladder to the roof will be installed; and

WHEREAS, the applicant contends that inasmuch as the second floor does not have a permanent occupancy and that only a few persons will occupy it at any time, and as the present exit was deemed legal in the past and is now questioned only because of the erection of the new rear extension, it is requested that this appeal be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3028/52, Obj. 22, be and it hereby is

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modified and that the appeal be and it hereby is *granted* to permit the continuance of the 2nd story as existing and as shown on plans filed with this appeal marked "January 6, 1954," (4 sheets), with the means of exit from such mezzanine story to the main floor of the store, *on condition* that such 2nd story or mezzanine shall be used only for the uses as proposed and as shown on such plans; that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted by the Board July 7, 1953, under Cal. No. 56-51-BZ—Vol. II, as *amended* this day.

77-54-A

APPLICANT—James E. Casale, for Joseph L. Ennis and Co., Inc., owner.

SUBJECT—Application February 4, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements of section 172 subdivision 2 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—963 Lexington avenue and 151-153 East 70th street northeast corner (Block 1405, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 28, 1954, acting on Alt. Applic. 2266/53, reads:

"1. Before the above building may be converted to a multiple dwelling a 10 ft. yard must be provided as per Sec. 172, sub. 2 of the M. D. Law."

and

WHEREAS, the applicant states that the building is 5 stories, 59 ft. 8 in. in height; 20 ft. 5 in. by 75 ft. 6 in. in area, at street level; 20 ft. 5 in. by 52 ft. in area at typical floor level; of class 3 construction; erected 1890, located on a lot 20 ft. 5 in. front by 75 ft. 6 in. in depth, in a restricted retail use, B area, class 1½ height district, and used and occupied since 1924: cellar, boiler room, toilet, storage, no persons; basement, retail stores, 6 persons; 1st floor, store, 5 persons; 2nd floor, dwelling, one family; 3rd floor, 4 furnished rooms; 4th floor, dwelling, 1 family; and now proposed to be used and occupied as follows: cellar, boiler room, toilet, storage; basement, retail stores, 6 persons; 1st floor, store, 5 persons; 2nd, 3rd and 4th floors, 2 apartments each floor; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors which are self-closing; stair hall leads direct to street and to roof bulkhead; and

WHEREAS, the applicant states that the building is occupied as stores on the basement and first floor and as a two family dwelling on the upper three floors; that the present use has been in effect since 1924; that prior thereto the premises was a one family dwelling since erection in 1890; that the original building was 52 ft. deep, and was extended some time between 1894 and 1924; and

WHEREAS, the applicant contends that the building occupies the entire lot on the 1st story, 71 ft. in depth on the 2nd and 3rd floors, and 52 ft. in depth on the 4th and 5th floors; that the yard is 3 ft. 10 in. deep on the 2nd and 3rd floor and 23 ft. 6 in. on the 4th and 5th stories; that under Section 172, Subdivision 2 of the Multiple Dwelling Law a 10 ft. deep rear yard is required across the entire lot for a converted dwelling; and

WHEREAS, the applicant states that it is now proposed to alter the building so that the stores on the first 2 stories will remain intact; that the upper 3 stories will be converted into 2 apartments on each floor; and

WHEREAS, the applicant contends that the only apartment affected by the lack of yard area will be the apartment at the rear of the 2nd floor; that at the rear of this apartment however, the sole space ventilated off the yard will be the bathroom; that the rooms designed for living purposes will be provided with adequate light and air by means of windows opening on East 70th street; that the rear rooms on the upper floors face a yard 23 ft. 6 in. in depth for the full width of the lot as well as East 70th street; and

WHEREAS, the applicant requests that a variance be granted by the Board pursuant to the power vested in it under Section 310 of the Multiple Dwelling Law to permit conversion of the upper 3 stories of the building to a multiple dwelling; and

WHEREAS, the applicant further contends that the light and air will not be effected by the lack of the 10 ft. rear yard required by the Multiple Dwelling Law at the 1st story level.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 2266/53, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is granted under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, as to the depth of the rear yard, and to permit such depth as proposed and as shown on plans filed with this appeal marked "Received February 4, 1954," (6 sheets), *on condition* that all living rooms shall have their windows facing the street or, as shown above the 2nd floor, over the roof of the rear extension, *on condition* that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

279-54-A

APPLICANT—John F. Fitzsimons, for Allied Vista Corp., owner.

SUBJECT—Application April 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-19 to 23-61 129th street, east side, 57.82 ft., 115.64 ft., 167.64 ft., 219.96 ft., and 271.96 ft., north of 25th avenue, 150.05 ft., 202.05 ft., 254.05 ft., and 306.05 ft. south of 23rd avenue; 128-17 25th avenue, northwest corner of 129th street; 129-05 25th avenue, northeast corner of 129th street; 23-26 to 23-64 129th street, west side, 48.90 ft., 158.14 ft., 103.52 ft., 212.76 ft. and 267.05 ft., north of 25th avenue; 23-26 to 23-36 129th street, west side, 203.81 ft. 258.92 ft. and 313.14 ft., south of 23rd avenue (Block 4232, Lots 1, 45, 48, 50, 53, 55, 57, 60, 64 and Block 4234, Lots 6, 9, 12, 15, 18, 21, 23, 25, 27 and 28), College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decisions of the Borough Superintendent dated March 24, 1954, acting on N.B. Applic. 700 to 718/54, inclusive, read:

"1. The erection of a class 4 frame dwelling within the fire limits is contrary to Sec. 4.1.1 and 4.1.2 of the Building Code.

2. Use of 2 in. thick beams within the fire limits is contrary to 7.1.4 of the Building Code."

and

WHEREAS, the applicant contends that the premises consist of 2 plots located in an unrestricted use A area, class 1 height district, which it is proposed to subdivide into separate lots and to erect on each lot a 1½ story, 22 ft. 6 in. height, class 4 constructed, 1 family dwelling, 35 ft. 6 in. front by 25 ft. in depth, and an accessory parking area; and

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WHEREAS, the applicant states that the dwellings will be surfaced on the exterior, partially with wood siding, shingles or asbestos siding or asbestos shingles and partially with stucco from plate line to foundation and gables surfaced with wood siding, shingles or asbestos siding or shingles and roofs will be surfaced with asphalt shingles; that the dwellings will be set back 15 ft. from any street line and will be provided with side yard not less than 5 ft. in width; that the building will be so located on the lots that the dwellings will not be nearer than 16 ft. to the next adjoining dwelling; and

WHEREAS, the applicant contends that the group of buildings which are the subject of this appeal is the 3rd group in the residential development by this particular builder; that the other groups were previously acted upon by the Board under Cal. Nos. 859-52-A and 763-53-A; that the construction proposed will more than conform with the frame dwelling construction permitted in a residence use D area district outside of the fire limits; and

WHEREAS, the applicant requests that in the event this appeal is granted by the Board, that the resolution include the provision that in the event the owners desire to substitute a garage for a parking area in the future they may construct such garage conforming to the requirements for a residence use D area district.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 700 to 718-54, incl., Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed frame dwellings shall be each for a single family only and shall comply with the requirements for a similar building when erected outside of the fire limits within a "D" area and residential use district and with the yards as proposed; that the floor beams of 2 in. normal thickness may be permitted; that in the event a garage is erected on each plot for each house as indicated on plans filed with this appeal marked "Received April 15, 1954," (3 sheets), such garage may be of frame construction as would be permitted in a "D" area residence district; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations application thereto; and shall be located as proposed on such plan and otherwise constructed with approved materials.

298-54-A

APPLICANT—Samuel M. Kurtz, for Marie Beatrice Babor, Executrix (Samuel L. Kohn, lessee).

SUBJECT—Application April 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—417 East 75th street, north side, 227 ft. 1 in. east of 1st avenue (Block 1470, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel M. Kurtz and Samuel L. Kuhn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 14, 1954, acting on Alt. Applic. 510/54, reads:

"1. Factory building use discontinued on October 1, 1948, as established by owner's letter. Comply with Sec. 270 L.L.

2. CO. 37204 indicated building is not a factory building. Comply with Sec. 270 L.L.

3. Provide two exits from all floors including 1st and cellar in accordance with Section 270 L.L.

4. Present front fire escape per plan 85/1907 does not comply with exit requirements of Section 270 L.L.

5. Second and 3rd floors do not meet requirements of Section C26-345.0 for 120 lb. live load."

and

WHEREAS, the applicant states that the building is 3 stories, 38 ft. 2 in. in height; 38 ft. 11 in. by 102 ft. 2 in. in area at street level; 30 ft. 11 in. by 48 ft. in area at typical floor level; of class 3 construction; erected 1907, located on a lot 38 ft. 11 in. front by 102 ft. 2 in. in depth, in an unrestricted use, B area, Class 1½ height district, and used and occupied since May, 1950—cellar, boiler room and storage; 1st floor, offices, shop, 6 persons; 2nd floor, repairing and warehouse, 3 persons; 3rd floor, repairing and warehouse, 3 persons, for which Certificate of Occupancy #37204 was issued May 16, 1950, upon completion of Alt. Applic. 1955/48; and

WHEREAS, the applicant states that the building is proposed to be used and occupied as follows: Cellar, boiler room and storage; 1st floor, office and factory, 22 persons; 2nd floor, office and factory, 6 persons; 3rd floor, office and factory, 6 persons; that there is one 3 ft. 8 in. wide interior wood stairway, enclosed in wood and partitions, fire retarded, equipped with kalamein fireproof self-closing doors; that stair hall lead direct to street and is provided with a ladder and scuttle to roof; that there is one fire escape on the front leading to street by sliding drop ladder; and

WHEREAS, the applicant contends that the building was in actual use as a factory building on July 1, 1948; that with present modification proposed to make it comply with the Labor Law as to exits, and with a variance requested regarding live loads on the 2nd and 3rd floors, the building will continue to be structurally adequate and will afford ample and safe egress in the event of fire; and

WHEREAS, the applicant contends as to Objections 1 and 2, issued by the Borough Superintendent, that the building was erected under N.B. Applic. 326/96 as a blacksmith shop and wheelwright; that the 3 story and cellar portion was erected under N.B. Applic. 85/07 as a blacksmith and wagon shop and the one story addition without cellar was constructed in the rear under Alt. Applic. 3503/39 for commercial use; and Certificate of Occupancy #26344 was issued July 16, 1940 for non-storage garage on the 1st floor, storage of furniture on the 2nd and 3rd floor with a live load of 75 lbs. per sq. ft. on each floor; that Fire Department records show permits issued for garage purposes in 1935, and each year thereafter including 1940; that in 1944, the building was leased for the manufacture of powdered soap; that in 1945, the State Labor Department reported to the Department of Housing and Buildings that the windows on the course of the fire escape were not fireproof and there was no stairway from the lowest balcony to ground; that on November 26, 1945, an inspector of the Department of Housing and Buildings reported that the building was used as factory and Violation 6446/45 was issued for changing of the use of the building to factory, contrary to Certificate of Occupancy #26344; that this illegal use continued until 1948 when Alt. Applic. 1975 of 1948 was filed to discontinue the elevator shaft and floor over every floor and Certificate of Occupancy #37204 was issued May 16, 1950, permitting the present use and occupancy with the provision that not more than 5 persons were to be employed at manufacturing in the entire building; and

WHEREAS, the applicant further contends that the building was originally designed and constructed for commercial and factory use and has been so used throughout the years; that on July 1, 1948, it was actually in use as a factory building; that the present application is for increasing the occupancy to 22 persons (18 at manufacturing) on the 1st floor, 6 persons on the 2nd floor and 6 persons on the 3rd floor; that it is intended to continue the use of the 1st floor as a cabinet making shop and to provide facilities for amateur woodworking shop, and on the 2nd and 3rd floors to continue the use of altering and repairing and making of upholstered items of furniture; and

WHEREAS, the applicant contends as to Objection 3, issued by the Borough Superintendent, that since the building was erected before October 1st, 1913 and occupied as a factory building on July 1, 1948, Section 272 of the Labor Law applies to this building; that there are at least two

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means of egress from each floor; that since the cellar has a usable area of actually 860 sq. ft. and with no occupancy, only one exit is required; that the balance of the cellar is at a higher level with a clear headroom of only approximately 6 ft.; that the exits will consist of the following: from the cellar, one fireproof self-closing door leading to wood stair in fireproof masonry enclosure to 1st floor and the 2nd exit by stair to street through sidewalk doors which will be kept unlocked; 1st floor—1 new fireproof self-closing door to fireproof masonry enclosed passageway leading direct to street and a second egress by fireproof self-closing door to street on west side of the building; 2nd floor—one fireproof self-closing door to 3 ft. 8 in. wide wood stairway, enclosed in fire retarded partitions, and a secondary exit by new fireproof window through existing fire escape which will be provided with new 60 deg. 22 in. wide counterbalanced stair to street, in addition to the existing drop ladder, and a 3rd exit by window at rear to roof of 1st floor extension; 3rd floor—one exit by fireproof self-closing door to 3 ft. 8 in. wide wood stair, enclosed in fire retarded partitions, and a 2nd exit by new fireproof window to existing fire escape with 60 degree 21 in. wide stairway leading to 2nd floor balcony; and

WHEREAS, the applicant contends as to Objection 4, that the fire escape was erected under N.B. Plan 85/07 and is in good condition and complies with section 274 of the Labor Law; that in addition at the 2nd floor a new 60 deg. 22 in. wide stair extension and balcony and a new 60 deg. 22 in. wide counterbalanced stair will be provided leading direct to the street; that all windows on the course of the fire escape will be made fireproof and iron steps will be provided on the 2nd and 3rd floors to sill level of new fireproof windows giving access to the fire escape; and

WHEREAS, the applicant contends as to Objection 5, that live loads for the 1st, 2nd and 3rd floors were established at 75 lbs. per sq. ft. under computation application 40 of 1932, and have been continued in effect under Certificate of Occupancy #26344 and Certificate of Occupancy #37204; that the floor of the existing portion of the 1st floor is concrete slab on ground, good for 120 lb. live load, and the floor of the front portion of the 1st floor will be reinforced so as to be capable of sustaining 120 lbs. live load per sq. ft., and it is proposed to retain the present 75 lb. designed live load for the 2nd and 3rd floor; that the existing construction is cast iron columns, masonry piers, and fire retarded steel girders and full dimension 3 in. by 12 in. wood joists, covered on the underside with ½ in. plaster boards and 26 gauge metal; that due to the small area of these floors, the cast iron column is in the center of the space with steel girders running the 46 ft. length and the wood beams spanning 18 ft. 6 in. in the other direction; that it would be impracticable to provide additional runs of girders and columns and piers required to increase this load; that the proposed limited use and occupancy of these floors which does not require machinery other than one or two household type sewing machines and with an occupancy of only 6 persons would make it an unnecessary hardship to be required to increase the live load to 120 lbs. per sq. ft.; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the Labor Law, as required in a decision of the Borough Superintendent, acting on Alt. Applic. 510/54, and that the appeal be and it hereby is *granted* as to Objections 1, 2, 3 and 4, *on condition* that the building shall not be increased in height or area; that the exits as proposed shall be maintained as indicated on plans filed with this appeal marked "Received April 22, 1954" (3 sheets), and that the decision of the Borough Superintendent, acting on Alt. Applic. 510/54, Objection 5, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the occupancy shall not exceed the existing live load which shall be posted; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

727-53-A

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—387-393 South 1st street, north side, 25 ft. east of Hooper street and 412 Hooper street, cellar; Block 2400, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

885-53-A

APPLICANT—Norman Lederer and Leonard Joseph, for H.G. Carcanis Realty Corp., owner.

SUBJECT—Application December 14, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129-18 Newport avenue, northeast corner of Beach 130th street (Block 723, Lot 47), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

893-53-A

APPLICANT—Village Farm Barn Ltd., lessee, for C Abrams, owner.

SUBJECT—Application December 11, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—52 West 8th street, south side, 160 ft. east of Avenue of the Americas (6th); (Block 553, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry E. Wood.

ACTION OF BOARD—Appeal withdrawn, after public hearing and inspection and report of the Committee.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

907-53-A

APPLICANT—Howard H. Snyder, for 4-Park Avenue Corp., owner.

SUBJECT—Application December 17, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—4 Park avenue, west side, from East 33rd to East 34th streets, 55 East 33rd street and 66-70 East 34th street (Block 863, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

916-53-A

APPLICANT—Howard H. Snyder, for Dorset Hotel Corp., owner.

MINUTES

SUBJECT—Application December 29, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—26-40 West 54th Street, south side, 510 ft. 6 in. west of 5th avenue (Block 1269, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

917-53-A

APPLICANT—Howard H. Snyder, for Hotel Drake Corp., owner.

SUBJECT—Application December 29, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—434 Park avenue and 69-85 East 56th street, northwest corner (Block 1292, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

932-53-A

APPLICANT—Howard H. Snyder, for Park Sheraton Hotel, owner.

SUBJECT—Application December 30, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—860-870 7th avenue, west side, from West 55th to West 56th streets, 203-211 West 55th street and 200-206 West 56th street (Block 1027, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

11-54-A

APPLICANT—Ambassador Hotel, for N. Y. Ambassador, Inc., owner.

SUBJECT—Application January 12, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—341 Park avenue, east side, 20 ft. north of East 51st street and 101-105 East 51st street (Block 1306, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Stanley Barnett.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

15-54-A

APPLICANT—St. Moritz on the Park, for Charles G. Taylor, owner.

SUBJECT—Application January 12, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—50-56 Central Park South, south side, 20 ft. east of Avenue of the Americas (6th) and

1430-1436 Avenue of the Americas (6th); (Block 1274, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: Stanley Barnett.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

254-54-A

APPLICANT—Howard H. Snyder, for Jamlee Hotel Corp., owner (Tisch Hotels Inc., lessee).

SUBJECT—Application March 22, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1280-1282 Broadway, southeast corner of West 34th street (Block 835, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to June 15, 1954, 2 P. M. for applicant to file plan of sprinkler system.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik and James J. Schwartz.

For Owner of Adjacent Premises: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, 2 P. M. for inspection and decision.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Owner of Adjacent Premises: Simon B. Zelnick and James J. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to July 7, 1954, 2 P. M. for inspection and decision.

683-20-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Kirsch Bros., new owner. (Delmer D. Martin, former owner)

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting the extension from an unrestricted district into a residence district of a proposed garage and motor vehicle repair shop for more than five motor vehicles.

PREMISES AFFECTED—3443-3461 Atlantic avenue and 311-321 Autumn avenue, northeast corner and 302-312 Lincoln avenue, Block 4149, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 6, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, only so far as it has reference to the number of tanks, so that as *amended* this portion of the resolution shall read:

“and to permit the installation of four additional 550 gallon tanks, as passed on by the Borough Superintendent under Gas Tank #955/54, objection dated May 11, 1954, and as indicated on plans filed herein marked “Received May 13, 1954” (1 sheet). (Alt 4674/46)

568-39-BZ—Vol. II

APPLICANT—Frank Germain, for George and Paul's Friendly Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station, to be occupied as office, auto laundry and lubritorium.

PREMISES AFFECTED—15-06 149th street and 148-14 to 148-24 15th avenue, southwest corner, Block 4646, Lot 14, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 17, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 23, 1949; and

WHEREAS, the resolution was amended on October 18, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1948, as thereafter *amended* by resolutions adopted through October 18, 1949, by adding thereto:

“that in addition to the tanks heretofore permitted, there may be installed four additional 550 gallon tanks, as passed on by the borough superintendent under Misc. App. 445-54, Objection 1, dated May 13, 1954, and as shown on amended plan marked ‘Received May 20, 1954’ (1 sheet), *on condition* that in all other respects the resolutions above cited shall be complied with.” (NB 1807/47; Misc. App. 445/54)

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the commissioner of Marine and Aviation) previously granted, on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Request for reopening and amendment of resolution denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating 2
Negative: Deputy Chief Connors 1
Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 21, 1947; and

WHEREAS, the applicant requested an amendment of the resolution as to an additional 1500 gallon gasoline storage tank.

Resolved, that the request to reopen and amend the resolution be and hereby is *denied*.

56-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isaac Klapper, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing building on 1st floor to be used in conjunction with existing store, using more than the area permitted and without the required rear yard and without the required loading berth.

PREMISES AFFECTED—2125-2127 86th street, north side, 200 ft. east of 21st avenue and 2124-2136 85th street, Block 6347, Lots 16 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

MINUTES

ert and Keating and Deputy Chief Connors 4
Negative 0
THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953 by adding thereto:

"* * * that the cellar under the proposed extension of the store building may be omitted; that the new cellar stairs from the existing cellar of the existing store building leading to the side yard on the westerly side of the new extension may be installed; that the walls of the height of 5 feet 6 inches on either side of the proposed extension may be arranged so that the gate is only to the westerly side instead of the easterly side as heretofore permitted as now shown on revised plans marked 'Received December 3, 1953' (5 sheets), and also to *amend* the resolution as to time within which to obtain permits and complete work, so that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution, and that a new certificate of occupancy shall be obtained." (Alt. Applic. 3028/52.)

77-52-BZ

APPLICANT—Joseph B. Koppelman, for Jacob Scheiner, new owner (740 Water St. Corp. former owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of owner's three trailer trucks, for a term of years.

PREMISES AFFECTED—98 Monroe street and 12 Pelham street, southeast corner, Block 255, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Koppelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 762/51; Alt. 987/54).

833-52-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Michael Flax, owner.

SUBJECT—Application for consideration—reopening, extension of time to complete—re application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicles repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles waiting to be serviced, for a term of years.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1524 Ralph avenue, southwest corner (Block 7955, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

The VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, as Vol. I, on May 12, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 1352/52)

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution and to include conditions—re Application (decision of the borough superintendent), previously granted on condition, under Section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), storage and sale of accessories, motor vehicle repairs and office, and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th street, Block 7762, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 4, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, as thereafter *amended* on May 4, 1954, by adding thereto:

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

"that the total height of the fence wall with masonry base and pickets shall be not less than 5 ft. 6 in. and such fence wall shall be returned along the East 59th street side for a distance of approximately 10 feet; that no windows shall be installed in the rear wall of the accessory building; and that the sidewalk and curbing surrounding the premises shall be repaired or reconstructed to the satisfaction of the Borough President." (N.B. 159/53)

353-53-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to time to file working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in the business use district portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, Northeast corner, Block 8529, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to submit working drawings extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinent and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to submit working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1954, only as to the time within which to submit working drawings, so that as *amended* this portion of the resolution shall read:

"* * * that complete working drawings shall be submitted to the Board for further consideration and imposition of conditions within four (4) months from the date of this *amended* resolution; and that otherwise, the resolution above cited shall be complied with in all respects." (N.B. 281/53)

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent), under section 7c of the zoning resolution to permit the construction of an extension of the 2nd floor across the entire building within the present envelope (previously granted on condition re alteration, extension and change in occupancy of existing theatre, stores, offices and school, to stores and offices).

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara, Bernard Zimerbaum and Clement S. Crystal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinent and Keating and Deputy Chief Connors 4

Negative 0

726-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Leona Stromberg, owner.

SUBJECT—Application October 7, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the continuation of existing manufacturing use, using more than the floor area for manufacturing use than is permitted.

PREMISES AFFECTED—387-399 South 1st street, north side, 25 ft. east of Hooper street, Block 2400, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinent and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a. m. to 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
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one in the afternoon—Saturdays excepted.

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NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

New Cases filed up to June 15, 1954

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453-54-A—H.B.M.—9 East 89th street, north side, 204 ft. 11 in. east of 5th avenue, 5th floor, Block 1501, Lot 9, Borough of Manhattan, Amendment to Alt. 1895-53—re proposed use of 5th floor for accessory offices—non-fireproof building.

454-54-A—H.B.Q.—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens, N.B. 3368-53—re min. width of side yards one-family dwelling.

455-54-A—H.B.B.—184-186 Vermont street, west side, 141 ft. 9 in. south of Atlantic avenue, Block 3688, Lots 25 and 26, Borough of Brooklyn, Alt. 1652-54—re change in use from garage to office, body repairs, body and fender work, welding, etc., painting and spraying.

456-54-BZ—H.B.B.—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn, N.B. 305-54—re erection and maintenance of gasoline service station, etc., and parking and storage of motor vehicles.

457-54-BZ—H.B.B.—1199-1221 Sutter avenue and 225-245 Crystal street, northeast corner and 550-576 Chestnut street, Block 4248, Lot 1, Borough of Brooklyn, N.B. 186-53—re excessive area, parking of cars and curb cuts.

458-54-SM—Brownsville Cast and Cut Stone Co., Cast Stone Steps, manufactured by Brownsville Cast and Cut Stone Co., Material.

459-54-SM—Dura-Decor (vinyl coated fiberglas curtain and drapery fabrics), manufactured by Duracote Corp., Material.

460-54-SA—Bill Glover Auto-Spin Washer Extractor, manufactured by Bill Glover, Inc., Appliance.

461-54-SM—Kaligrain (wall covering applications), manufactured by U. S. Plywood Corp., Material.

462-54-SA—Hy-Lo Gun Type Oil Burners, Models HY-0, LO-0, HY-1, and LO-1, manufactured by Hy-Lo Burner Co., Inc., Appliance.

463-54-SA—Olson Gas-fired Space Heater, Models GU-300 through 2000, manufactured by Arthur A. Olson & Co., Appliance.

464-54-SA—Olson Oil-fired Space Heaters, Models HOU-300 through 2000, manufactured by Arthur A. Olson & Co., Appliance.

465-54-SA—Olson Oil-fired Space Heaters, Models LOU-MOU300 through 2000, manufactured by Arthur A. Olson & Co., Appliance.

Restored to Docket

364-36-BZ—Vol. II—H.B.Q.—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens, N.B. 540-54.

737-38-BZ—Vol. II—H.B.Bx.—1171-1185 River avenue, west side, 100 ft. south of East 167th street, Block 2496, Lot 64, Borough of The Bronx, N.B. 338-54.

624-39-BZ—Vol. V—H.B.Q.—178-02 to 178-08 Union turnpike, south side, 445 ft. east of Utopia parkway, Block 7227, Lot 29, Flushing, Borough of Queens, Alt. 1205-54.

234-41-BZ—H.B.M.—2001-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58, Borough of Manhattan, N.B. 39-41.

695-49-BZ—Vol. III—H.B.Bx.—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx, Alt. 358-54.

276-51-BZ—H.B.Q.—166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street, Block 12382, Lots 29 and 39, Jamaica, Borough of Queens, Alt. 581-51.

732-51-BZ—Vol. III—H.B.B.—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn, N.B. 1027-51.

811-52-BZ—Vol. II—H.B.B.—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn, Amendment to Alt. 747-52.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules.....	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime).....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules.....	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior).....	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of.....	Mar.	18, 1952—Vol. 37, No. 12A

CALENDAR

Last Publication in Bulletin

Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan.	21, 1919—Vol. 4, No. 3
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Gas Shut-Off Rules.....	Apr.	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems.....	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	Nov.	10, 1953—Vol. 38, No. 45A
Opening Protective Assemblies, Rules for Inspection of.....	Apr.	8, 1952—Vol. 37, No. 15A
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules.....	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19.....Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 22, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 22, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

Laid over from May 18, 1954, to June 22, 1954, for inspection and decision without further argument; hearing closed.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application November 17, 1953—filed pursuant to section 35, General City Law re premises in bed of mapped street—(proposed widening of 91st avenue and Springfield boulevard).

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner (Block 10711, Lot 6), Queens Village, Borough of Queens.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a

gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, at request of applicant—applicant to advise Board more fully as to proposed tenant.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, car-wash (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision; hearing closed; no further argument; then to June 22, 1954, for inspection and decision; hearing previously closed.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

Laid over from May 25, 1954, to June 15, 1954, for inspection and for decision after applicant has submitted additional information; then to June 22, 1954, for inspection and decision; hearing previously closed.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (1st floor); (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, for inspection and decision without further argument; hearing closed.

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711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan; then to June 15, 1954, for inspection and decision; hearing previously closed; then to June 22, 1954, for inspection and decision without further argument; hearing previously closed.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application April 17, 1951—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

Laid over from June 15, 1954, to June 22, 1954, for applicant to obtain and file an additional objection under Section 7A from the Borough Superintendent.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district more than one building on a lot by the erection of a two story garden development not in conformity with the area district requirements of zoning resolution as to rear guards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2(15)), Flushing, Borough of Queens.

Laid over from June 15, 1954, to June 22, 1954, for inspection and decision; hearing closed.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block

5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

Laid over from June 15, 1954, to June 22, 1954, for inspection and decision; hearing closed.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the extension to existing structure of class 1 construction on 1st floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretakers apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

Laid over from June 15, 1954 to June 22, 1954 for inspection and decision without further argument; hearing closed.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A of the zoning resolution, to permit in a residence and business use, B and C area district, the change in use from theatre and stores to supermarket and stores by reconstructing the existing structure and also to erect a new one story extension using more than the area permitted; and to permit a loading berth without the required width.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue (Block 1384, Lot 35), Borough of Brooklyn.

318-54-A

APPLICANT—Lama, Proskauer and Prober, for Randforce Amusement Corp., owner.

SUBJECT—Application April 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue, Block 1384, Lot 35, Borough of Brooklyn.

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14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin et al., owners (Werner Auto Service, lessee).

SUBJECT—Application reopened January 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the continuation of existing automobile showroom, and storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes; and to permit the added uses of body and fender repairs, spraying, and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane (Block 2861, Lot 35), Borough of The Bronx.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers cars; and to permit a gasoline service station (private use), and to permit the sale and display of used cars on open portion of plot.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

522-52-BZ

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application July 9, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from wet wash laundry on first floor to public garage.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. each of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

710-52-A

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application September 24, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue (Block 3342, Lot 54), Borough of Brooklyn.

925-52-BZ

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business

and unrestricted use district, the change in occupancy from public garage to motor vehicle repairs, body and fender repairs, paint and spray work, welding room, storage room, and locker rooms.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1½ in. west of Fort Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R.M.H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

847-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 21 and 19(a) of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles, and repair shop, and to continue the use as office and beverage storage, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11¾ in. west of 5th avenue (Block 6066, Lots 19, 21, 22, 23 and 24), Borough of Brooklyn.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning

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resolution, to permit in a residence use, El area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and garage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 22, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 22, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

240-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application April 8, 1954—Humphrey Royal Circulators, (gas-fired), Models 620-640 and 660 RV, approval of.

205-54-SM

APPLICANT—Elevator Entrances Inc., owner.

SUBJECT—Application March 16, 1954—Elevator Entrances Inc., One and One-half to 3 hour fireproof hollow steel flush type door (1¼" min. thickness), approval of.

184-54-SA

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application March 8, 1954—Humphrey Radiantfire Circulator Models 20, 40 and 60 (gas-fired), approval of.

349-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 9, 1950—USG Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant), approval of.

86-54-SM

APPLICANT—E. H. Lambert and Company, Agent for Airtherm Manufacturing Co., owner.

SUBJECT—Application January 27, 1954—Airtherm Direct-fired Gas Heater, Models A650, A750, B1000, B1200, C1400, C1600, D1800 and D2000, approval of.

425-51-SA

APPLICANT—The Alstrom Corp., owner-manufacturer.

SUBJECT—Application June 11, 1951—Alstrom Safeguard Oil Preheater, Model DT, approval of.

517-53-SA

APPLICANT—The Kraissl Company, Inc., owner.

SUBJECT—Application June 22, 1953—Kraissl Fuel Oil Pumps, Kraissl Class 60 Series, approval of.

965-48-SA—Vol. II

APPLICANT—Beam Manufacturing Company, Division of Solar Corp., owner.

SUBJECT—Application January 18, 1954—AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine, Models F454AP, Wizard Clothes Washing Machine, Model W454AP, approval of.

919-53-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application December 21, 1953—Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860 (preheaters for fuel oil), approval of.

1105-48-SA

APPLICANT—George H. Colin, Automatic Burner Corporation, owner.

SUBJECT—Application October 8, 1948—ABC Oil Burner, Model 52A, previously approved; (Re: amendment of resolution as to additional trade name).

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

701-53-A

APPLICANT—Leonard F. Rothkrug, for Horace Greeley, owner.

SUBJECT—Appeal filed October 1, 1953—To review a decision of the borough superintendent.

PREMISES AFFECTED—140 Clinton street, west side, 40 ft. north of Livingston street (Block 264, Lot 23)), Borough of Brooklyn.

53-54-A

APPLICANT—Victor Bohm, for Marjorie Teperman, owner (Stylewear Display Accessories, Inc., lessee).

SUBJECT—Application January 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—599-601 4th avenue, southeast corner of 17th street, Block 631, Lot 10, Borough of Brooklyn.

418-54-A

APPLICANT—James E. Casale, for 14 East 74th Street Corp., owner.

SUBJECT—Application May 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of legal yard.

PREMISES AFFECTED—69 East 80th street, north side, 80 ft. 6 in. west of Park avenue, Block 1492, Lot 33½. Borough of Manhattan.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56). Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.

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SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).

PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56). Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

202-42-A—Vol. II

APPLICANT—Fort Green Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west side, 230 ft. north of Atlantic avenue, Block 2001, Lot 28; 171-173 Fort Greene place, east side, 314 ft. 10 in. north of Atlantic avenue, Block 2002, Lots 14 and 15; 189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue, Block 2002, Lot 5, Borough of Brooklyn.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St., Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue, 5th floor; Block 1540, Lot 6, Borough of Manhattan.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, southeast corner of 90th avenue, Block 9756, Lot 28, Jamaica, Borough of Queens.

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 29, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the main-

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tenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises; then to June 29, 1954, for inspection and decision; hearing previously closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

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246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubricatorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision; applicant to file revised plans; hearing closed.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubricatorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry, and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner and 32 Irving place, Block 642, Lot 1, Stapleton, Borough of Richmond.

Laid over May 25, 1954, for inspection and decision; date to be set.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue, Block 4987, Lot 25, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date to be set.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the extension to existing structure (restaurant, bar and cabaret) with a canopy projecting into set back area, and to permit the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue, Block 4987, Lot 1, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date of decision to be set.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th

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15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing previously closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed; then to June 29, 1954, for applicant to file revised plans and statement from the Planning Commission.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

Laid over from June 15, 1954 to June 29, 1954 for further consideration and decision by the Board after applicant has submitted information as to ownership of part of lot 1; hearing closed.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision; hearing closed.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and

office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision without further argument.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision; hearing closed.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

Laid over to June 29, 1954, for inspection and decision in conjunction with Cal. 908-53-BZ.

164-52-BZ

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened June 2, 1954 for consideration as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff avenue, southwest corner of 159th street, Block 12162, Lot 34, South Jamaica, Borough of Queens.

63-46-BZ—Vol. II

APPLICANT—Henry Nordheim for Durex Distributors, Inc., new owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re for consideration as to change in building—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street, Block 11475, Lot 1, Richmond Hill, Borough of Queens.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner (Block 2456, Lot 163), Borough of The Bronx.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

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SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Cannel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service, lubritorium, motor vehicle repairs and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner (Block 4494, Lots 44 and 46), Borough of The Bronx.

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Citics Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street (Block 3423N, Lot 1059), Borough of The Bronx.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, restrooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

624-53-BZ

APPLICANT—Leonard F. Rothkrug, for Harry I. Williams, owner.

SUBJECT—Application August 18, 1953—(decision of the borough superintendent) under section 19A(i) of the zoning resolution, to permit in a residence use district an entrance to loading and unloading space, nearer to the intersection than permitted.

PREMISES AFFECTED—132 Dwight street, southwest corner of Dikeman street (Block 588, Lot 29), Borough of Brooklyn.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractors equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues (Block 3648, Lots 20 and 35), Borough of The Bronx.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald and The Clareve Corp., owners.

CALENDAR

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 29, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

289-53-A

APPLICANT—James Whitford, for St. Johns Evangelical Lutheran Church of Richmond Co., owner.

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—663 Manor road, northeast corner of Rcon avenue, 1st floor, Block 707, Lot 243, Four Corners, Borough of Richmond.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

308-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-53 222nd street, east side, 89.64 ft. (95.33 ft.) north of 37th avenue, Block 6192, Lot 8, Bayside, Borough of Queens.

307-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, Inc., owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-47 222nd street, east side, 135.64 ft. (141.33 ft.) north of 37th avenue, Block 6192, Lot 10, Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

CALENDAR

45-52-A

APPLICANT—Samuel J. Stich, d/b/a Boston Road Associates, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

779-53-A

APPLICANT—Albert Melniker, for Emanuel Berger, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—636 Bay street, west side, 51 ft. south of Canal street (Block 524, Lot 27), Stapleton, Borough of Richmond.

232-52-A—Vol. II

APPLICANT—Burke, Green and Groh, for Endmur Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—165-18 to 165-28 Hillside avenue, southwest corner of Merrick boulevard (Block 9816, Lot 41), Jamaica, Borough of Queens.

451-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application reopened November 10, 1953 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-79 Stanwix street and 16-36 Forest street, southwest corner and 11-31 Noll street, 1st and 2nd floors (Block 3145, Lot 14), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

395-51-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a residence and local retail use district the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs; and for the display and sale of light merchandise and incidental factory work on second floor, and to permit the parking and storage of cars on unbuilt upon portion of plot waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Laurelton, Borough of Queens.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

915-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Myer Fish, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station, to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—639-643 4th avenue and 170-178 19th street, southeast corner, Block 637, Lots 6 and 7, Borough of Brooklyn.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

889-52-BZ

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application December 19, 1952—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service, and auto laundry, to gasoline service station, lubricatorium, auto laundry (non automatic), motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

CALENDAR

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubritorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline service station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side, 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

228-54-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, City of New York, owner.

SUBJECT—Application April 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the erection and maintenance of an extension to existing public school without the required setback from street line.

PREMISES AFFECTED—251-11 Weller avenue, northeast corner of 253rd street, Block 13578, Lot 1, Rosedale, Borough of Queens.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1954*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

127-50-SA—Vol. II

APPLICANT—Vapor Heating Corp., owner-manufacturer.
SUBJECT—Application March 31, 1953—Parka Parking Lot Heater, Model AKV-4334.

681-51-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Detrex Drycleaner Process, Model 526, approval of. Application October 4, 1951.

386-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421, approval of.

102-33-SA—Vol. II

APPLICANT—Mt. Hawley Manufacturing Company, owner.
SUBJECT—Application reopened March 17, 1953 as Vol. II—Williams-Oil-O-Matic Oil Burner Model G8.

360-50-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner-manufacturer.
SUBJECT—ABC Oil Burner, Model 55, to be also marketed as Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge-Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS 55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55, approval of.

707-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.
SUBJECT—Application September 28, 1953—Chrysler Airtemp Oil Fired Winter Conditioners, Models 5267, 5280, 5210, 5110, 5180, 5112, A-118 and A-108, approval of.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application May 15, 1950—ABC-O-Matic Home Laundry Automatic Washer, Model 50, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acine and Dorf Metal Door Corp., owners.
SUBJECT—Application April 15, 1953—Tride One and one half hour Hollow Metal Flush Type Fire Door, approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.
SUBJECT—Application November 29, 1949—Long-Flex Gas Stove Connector.

138-50-SM

APPLICANT—Athol Manufacturing Company, owner-manufacturer.
SUBJECT—Application February 10, 1950—Terson 659 (flame resistant covering for folding doors), approval of.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).

SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

808-53-A

APPLICANT—Siegel and Green, for W. and M. Operating Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-154 Varick street, east side, from Vandam to Spring streets, 32-40 Vandam street and 247-255 Spring street, 10th floor, Block 505, Lot 1, Borough of Manhattan.

820-53-A

APPLICANT—James B. Anderson, Jr., for Ludwig Blum, William Wolf, and F. W. Woolworth Co., owners (F. W. Woolworth Co., lessee).

SUBJECT—Application November 13, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—57-37 Myrtle avenue, north side, 81 ft. west of Onderdonk avenue and 926 Onderdonk avenue, Block 3466, Lot 38, Ridgewood, Borough of Queens.

839-53-A

APPLICANT—Charles M. Spindler, for 201 Bleeker Street Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1290-1300 Greene avenue and 273-283 Wilson avenue, northeast corner, Block 3298, Lot 6, Borough of Brooklyn.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee)

CALENDAR

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

899-53-A

APPLICANT—Lama, Proskauer and Prober, for Paul Leiser and Sam Blumenkrantz, owners (B and L Zipper Co., lessee).

SUBJECT—Application December 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4724 New Utrecht avenue, west side, 44 ft. north of 48th street, Block 5627, Lot 23, Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

347-54-A

APPLICANT—John F. Fitzsimons, for Littne Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft. 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284-77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

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PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNERS OF PREMISES—Benjamin and Helen Katz.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.
OWNER OF PREMISES—Max Kanak.
SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).
PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.
SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.
SUBJECT—Application reopened January 5, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the change in occupancy and extension of structure used for ice storage, sales and loading space to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue.
PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.
SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solicito, owners.
SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.
PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.
SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.
PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).
SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.
PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.
SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.
PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec Inc., owner (George Healy, lessee).
SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to office on existing gasoline service station, to be used as a lubritorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted, and to permit the storage of two motor vehicles.
PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.
SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection

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and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories and office.
PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 205th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

213-54-BZ

APPLICANT—George J. Balbach, for 42 Division Place Realty Co., Inc., owner (Albert's Plating Works, Inc., lessee).

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—32-46 Beadel street, south side, 100 ft. east of Debevoise avenue, Block 2841, Lots 10, 12 and 15, Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

862-53-A

APPLICANT—Renander and Miller for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35 of the General City law re premises located in bed of mapped street—Liberty avenue.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars

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on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY, MORNING, JUNE 15, 1954, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Kcating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, June 2, 1954, were approved as printed in the Bulletin of June 8, 1954, Vol. 39, No. 23.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. McGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and H. Nordheim.

For Opposition: Jacob Kriger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for further consideration and decision by the Board after applicant has submitted information as to ownership of part of lot 1; hearing closed.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the extension to existing building using more than area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner (Block 4353, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. H. Salkowitz and Benedict S. Gullo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, 10 A. M. for applicant to obtain and file an additional objection under Section 7A from the Borough Superintendent.

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—

re (decision of the borough superintendent) under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district, more than one building on a lot by the erection of a two-story garden development not in conformity with the area district requirements of the zoning resolution as to rear yards, and with parking and garage space as proposed for each group of buildings as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot-2, formerly Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassia.

For Opposition: Joseph J. Glazer, Frank De Siervo, Victoria Freno, Antonio Scicca, Rose Wolf, Ceresa Scicca, Martha Teitcher and Harold Dankowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, 10 A. M., for inspection and decision; hearing closed.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place (Block 5598, Lot 2—formerly Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, 10 A. M. in conjunction with Cal. 749-52-BZ—Vol. II.

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, car-wash (non-automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows nearer to residence use district than is permitted and to permit the parking and storage of motor vehicles; all for a term of fifteen years.

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PREMISES AFFECTED—5701-5717 Fillmore avenue and 1573-1583 East 57th street, northwest corner; 5701-5709 Avenue T and 1598-1602 East 58th street (Block 8379, Lots 1, 3, 5, 7 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Maxwell H. Trette, Harry D. Meislich, Beatrice Goldberg, Elsie Entress, Sophie Lingeza, Rebecca Bronstein, Samuel Bronstein, Merrill R. Dorsky, Louis Kleinman, Cecilia Farrell, Mary Sharkey, Florence Barbarl, Pearl Feldman, Dorothy Greenhouse, Dominick J. Vigliarolo, Abraham Averack, George W. Ott, Morris J. Stein, Councilman, Audrey L. McCormick, Mary Cas-trulli, Edna M. Rowan Taureck, Alice E. Sepe, Emilia D'Achille, Ella Avenack, Mrs. Catherine Weinhardt and Bert Bernheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., owner.

SUBJECT—Application October 1, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street (Block 7304, Lots 15 and 17), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision; hearing previously closed.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, D.V.M., Owner.

SUBJECT—Application October 1, 1953—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 698-53-BZ.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision without further argument; hearing previously closed.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. No. 711-53-BZ.

755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application October 22, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner (Block 300, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set. The applicant has amended the basis of his application to read Section 7, Subdivision h instead of Section 7, Subdivision e.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district, the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and M. Feig.

For Opposition: N. Y. C. Housing Authority by L. M. Lebhar and M. Lietk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision; hearing closed.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Isidore Lapidus, Max Lapidus and Harry Smoler.

For Opposition: Reuben Rosen, Marian Agunzo, Celia Tannenbaum, Harriet Goodman, Max Bernstein and Bernard Samuels.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision without further argument.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner (Block 7429, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Margaret Every, Elsie Marchese and Helen Olsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 10 A. M. for inspection and decision; hearing closed.

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Biagio Cataldo.

For Opposition: Benjamin Epstein and Victor B. Schneider.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for inspection and decision; hearing closed.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: N. Y. C. Housing Authority by L. M. Lebhar and Victor B. Schneider.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD: Laid over to June 29, 1954, at 10 A. M. for inspection and decision in conjunction with Cal. 908-53-BZ.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension to existing structure of class 1 construction on first floor, and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret, and catering; and to permit the use of second floor of class 3 construction to continue as caretaker's apartments; and to permit the parking of patron's cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street (Block 8559, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Alice R. Kroessler, Margaret Zukeke, Frieda De Mott and Sara Quade.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, (Block 8559, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954 at 10 A. M. for inspection and decision without further argument; hearing closed; in conjunction with Cal. No. 939-53-BZ.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street, and 241-245 Madison avenue, southeast corner (Block 867, Lot 55). Borough of Manhattan.

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APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for inspection and decision without further argument; hearing previously closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.
SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: Charles Stoczek and Robert Lattanzio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over from June 15, 1954, to June 22, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for applicant to file revised plans and statement from the Planning Commission.

572-31-BZ—Vol. II

APPLICANT—Aaron H. Walowit, for Margaret Watson, owner (August Rodrigues, lessee).

SUBJECT—Application July 10, 1953 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the extension in use and area of existing gasoline service station to include gasoline service station, lubritorium, car wash, motor vehicle repairs, welding and office, and to include garage for more than five motor vehicles and the parking of motor vehicles; an application for a gasoline station filed in 1931 was denied, but upon Court review the application was referred back to the Board to permit the use with the existing garage on the premises, under certain conditions.

PREMISES AFFECTED—112-05 to 112-07 Sutphin boulevard, northeast corner of 113th avenue (Block 12168, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Walowit, Theo. R. Earne and Margaret Watson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 28, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954, for inspection and decision without further argument; hearing closed; then to June 8, 1954, for applicant to file revised plans; then to June 15, 1954 for the applicant to file a revised drawing of the front of the building; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 113th avenue are in residence and business use, B area, class 1 height districts; Sutphin boulevard is in a business use, B area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1953 acting on Alt. Applic. 624-53, reads:

"1. Proposed extension of a gasoline service station located partly in a Business use and partly in a Residence use district to include garage for more than 5 cars, auto laundry, auto repairs, welding parts and additional gasoline pumps, parking and lubrication, is contrary to the Resolution of the Bd. of Standards & Appeals Cal. #572-31-BZ and contrary to Art. 2 Sec. 3 & 4 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot, 139.87 ft. and 107.93 ft. frontage by 331.23 ft. in depth, irregular, on which is located a gasoline service station with a frontage of 41.83 ft. and a depth of 331.57 ft.; that it is proposed to add the adjoining property, 98.04 ft. front by 107.93 ft. in depth; and

WHEREAS, the applicant contends that the pumps presently upon the adjoining premises are insufficient to handle the traffic and as a result cause tie-ups and loss of business; that in addition, the present pumps at time of usage impedes the auxiliary business; that the frontage presently used makes it extremely difficult for automobiles to enter and leave the premises in order to obtain gas and oil; that the additional area will give a better circulation of vehicles to and from the station, thus assisting traffic and pedestrian use of walks; that the additional area, which will be newly paved, will prevent dumping of articles by others in the vacant lot; that this would necessarily enhance the present squalid effect caused by such dumping; that by using the proposed area for cars awaiting service, the curbs will be kept clear for traffic; that the street upon which the subject premises fronts is heavily used by traffic which would greatly benefit by the proposed use of the additional area; and

WHEREAS, the applicant states the owner has held title to the property since 5/26/48 and 8/5/52, and further states the assessed valuation of land is \$500, and for buildings \$8,000, making a total of \$8500, and states the building was erected in 1928.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 5, 1933, by adding thereto:

"that in the event the owner desires to enlarge the area, remodel the front of the building and construct masonry walls, including other items, substantially as proposed and

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as indicated on plans filed with this application marked 'Received July 10, 1953' (5 sheets), as amended by plans marked 'Received June 4, 1954' (6 sheets) and 'June 10, 1954' (6 sheets), such extension of area and use may be permitted as thereon proposed, *on condition* that there shall be no curb cuts or entrances to 113th avenue; that along the rear lot line of the extended area there shall be constructed and maintained a masonry wall of brick, not less than 5 ft. 6 in. in height which shall return along 113th avenue to the building line of Sutphin boulevard, except that such wall may be reduced to a height of 4 ft. 6 in. within 10 feet of such Sutphin boulevard building line; that all existing and proposed pumps shall be of an approved low type, erected not nearer than 15 ft. to the street building line of Sutphin boulevard; that the total number of tanks, including those now existing shall not exceed ten 550 gallon approved tanks; that the use of the existing building may continue as permitted by resolution adopted July 5, 1933; that the front shall be reconstructed in accordance with revised plans marked 'Received June 10, 1954'; that the entire premises where not occupied by the garage building, except for the rear of the lot, shall be paved with concrete or asphaltic paving; that fences shall be maintained along the rear lot lines of the portion not covered by existing building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the existing building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard to support a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

166-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for Land Properties, Inc., owner.

SUBJECT—Application January 15, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1191 East 213th street, north side, 46.8 ft. west of Boston road and 1196 East 214th street (Block 4708, Lots 4 and 73), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 26, 1954 subject to regular procedure, to consider a new proposal on the part of the premises where parking was previously permitted by variance expiring June 19, 1953: and

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 213th street and 214th street are in residence and business use, C area, class 1 height districts; Boston road is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated

January 13, 1954 acting on amendment to Alt. Applic. 1140-53, reads:

"1. Proposed parking & storage of motor vehicles on a lot partly in a Business & partly in a Residence use district is contrary to Art. 2 Sec. 3 Zoning Res.

2. Retention of size of lot for bldg. on nwc Boston Rd. & Wilson Ave. N.B. 1137-49 C. of O. 8235-50 contrary to C. of O. on record; see Cal. 92-41-BZ Bd. of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 121.49 ft. and 115.38 ft. frontage by 195 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant contends that this site was formed by part of lot 1; that this section became lot 73, and lot 4 is the remaining section after lot 9 was taken from it; that originally there were only two plots on this entire block and were numbered 1 and 4; that lot No. 1 was cut up into three parcels, lot No. 1 fronting on East 213th street, Boston road and partly on Wilson avenue and East 214th street; that lot 73 is now part of the site herein proposed and lot 70 was combined with lot 9, for which there is at present an application to continue the parking use which was granted by the Board June 19, 1951 and expired June 19, 1953: that in the large taxpayer fronting on Boston road there is an A & P store, which desires parking space for patrons, but what is left of lot 1 is insufficient, so it is proposed to rent all of the space of lots 4 and 73, charging no fee for parking; that with the present A & P space together with the proposed site, there should be approximately 15,000 sq. ft. of space; that this will take many cars off the surrounding streets during shopping hours and will conform to the policy adopted by chain store systems in other locations; and

WHEREAS, the applicant contends as to objection No. 2 issued by the borough superintendent, that this objection is not warranted for the reason that he is retained by the owner of lots 4 and 73 and therefore cannot act for the owner of lot No. 1; that the department takes the position that since the owner of lot 1 sold part of his former territory that comprised his grant by the Board, that objection No. 2 is justified; that the subdivision of the land in this block was put through in a legal manner, all parcels being recorded at the registers office and the tax office; that the owner of lot No. 1 should make an application to this Board for an amendment of his variance, a process which was explained to the borough superintendent so as not to confuse that case with the present application; that it is not the obligation of the owner of lots 4 and 73 to correct another person's error; and

WHEREAS, the applicant states that the present owner has held title to the property since June 17, 1949 for lot 73 and since February 25, 1953 for lot 4; that the assessed valuation of the land is \$6,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five (5) years, to permit the plot as now proposed to be occupied for the parking and storage of motor vehicles as indicated on plans filed with this application, marked "Received January 15, 1954" (2 sheets), *on condition* that the plot shall be leveled substantially to the grade of the abutting streets and surfaced with clean gravel or steam cinders and treated with a binder so as to render a reasonably impervious surface and to provide surface drainage; that there shall be erected on the street building lines and the rear lot line to the west a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected on the rear lot line of Lot #1; that entrances shall be restricted to one entrance to East 214th street, as indicated, not over 15 ft. in width, with curb cut opposite of

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similar width; that such opening shall be provided with gates of similar construction to the fence which shall be kept closed when the parking lot is not in operation; that there shall be erected against the fences suitable protection to prevent damage thereto by motor vehicles; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no building shall be erected thereon, except there may be a building not over 100 sq. ft. in area and one story in height, which may be of frame, erected near the entrance, solely for the use of the attendant; that proper aisles shall be maintained at all times for easy ingress and egress; that no signs shall be erected except there may be a sign at the entrance attached to the fence, which shall not extend beyond the building line and shall not be illuminated, advertising the use of the lot and such other information as may be required by the commissioner of licenses; that any lights for illumination shall be on pipe post standards, equipped with metal reflectors so arranged as to reflect away from the adjoining residential occupancies; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution.

478-52-BZ

APPLICANT—Arnold Lederer, for Frank Picciolo, owner.
SUBJECT—Application June 26, 1952—(decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district the extension of garage within required set back from street line.

PREMISES AFFECTED—1225 83rd street, north side, 190 ft. east of 12th avenue (Block 6302, Lot 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Gus P. Chiarello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 27, 1952 acting on Alt. Applic. 4093/47, reads:

"1. Extending garage within req'd 10'-0" set back, is contrary to sect. 15, par. 'd', Art. IV Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, on which is located a one-family dwelling and accessory garage, for which certificate of occupancy No. 511-34-18 has been issued for one family dwelling; that it is proposed to permit the existing garage, as extended, to remain; and

WHEREAS, the applicant contends that plans were filed by another architect for the subject premises and premises adjoining under Cal. No. 546-52-BZ and Alt. Applics. 4088 and 4093 of 1947, for the construction of a new patio set into a grass terrace, under which the present garage was to be extended; that the plans did not indicate the legal sidewalk width but did indicate the depth of the required setback from the building line; that the contractor, in error, did not follow the dimensions, consequently the garage and the patio, above same, extends into the required setback

approximately 4 ft.; that this appears to have been an error of judgment; that the depth of the garage was increased in order to accommodate only one car and it was found impossible to open the doors of the car; that the extension of the garage does not obstruct any light or air, nor does it obstruct any view from the living quarters of adjoining properties; that this terrace and garage extension were constructed under permit No. 1911-48; that violation No. 3879-49 was placed on the premises October 5, 1949 for extending beyond the area permitted into the required front yard; and

WHEREAS, the applicant further contends that the extension of the garage area provides for the storage of cars within the building, therefore removing one more car from the streets; that light and ventilation of adjoining properties have not been affected by the proposed change; that the appearance of the property as developed contributes rather than detracts from the general appearance of the block; that this property was under another ownership when this alteration took place and that the present owner is now the burdened owner; that there is a private garage located on the rear of premises 8223 12th avenue, block 6302, lot 1, which now is less than 10 ft. from the building line on 83rd street; that unnecessary hardship would follow compliance with the strict letter of the law and it is therefore requested that this appeal be granted; and

WHEREAS, the applicant states the owner has held title to the property since January 5, 1952 and further states the assessed valuation of the land is \$3,000 and of building \$8200, making a total of \$11,200; that the building was erected in 1924; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the existing extension, as proposed and as indicated on plans filed with this application, marked "Received June 26, 1952" (1 sheet), "November 5, 1953" (1 sheet) and "March 25, 1954" (8 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall continue as a one-family dwelling and shall not be further extended in height or area; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

546-52-BZ

APPLICANT—Arnold W. Lederer, for Gus Chiarello, owner.

SUBJECT—Application July 9, 1952 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E area district, the extension of garage within required setback from street line.

PREMISES AFFECTED—1221 83rd street, north side, 160 ft. east of 12th avenue (Block 6302, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Gus P. Chiarello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application

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on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 12th avenue are in a residence use, E area, class 1 height district; 83rd street is in residence and business use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1952 acting on Alt. Applic. 4088-47, reads:

"1. Extending garage within req'd. 10'-10" setback is contrary to sect. 15, par. "d" Art. IV of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, on which is located a one family dwelling and accessory garage, for which certificate of occupancy No. 31369-25 has been issued; that it is proposed to permit the garage to remain; and

WHEREAS, the applicant contends that plans were filed by another architect for the subject premises and premises adjoining under Cal. 478-52-BZ and under Alt. Applics. 4088 and 4093 of 1947, for the construction of a new patio set into a grass terrace, under which the present garage was to be extended; that the plans did not indicate the legal sidewalk width but did indicate the depth of the required setback from the building line; that the contractor in error did not follow the dimensions, consequently the garage and the patio above same extends into the required setback approximately 4 ft.; that this appears to have been an error of judgment; that the depth of the garage was increased in order to accommodate only one car; that the extension of the garage does not obstruct any light or air nor does it obstruct any view from living quarters of adjoining properties; that this terrace and garage extension were constructed under permit 1911-48; that on October 5, 1949 violation No. 3879-49 was issued inasmuch as the extension on the front of the garage is larger than shown on approved plan; and

WHEREAS, the applicant further contends that the extension of the garage area provides for the storage of a car within the building, therefore removing one more car from the streets; that light and ventilation of adjoining properties have not been affected by the proposed change; that the appearance of the property as developed contributes rather than detracts from the general appearance of the block; that there is a private garage located on the rear of premises No. 8223 12th avenue, in block 6302, lot 1, which now is less than 10 ft. from the building line on 83rd street; that unnecessary and needless hardship would follow compliance with the strict letter of the law and it is therefore requested that this variance be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 3, 1939; that the assessed valuation of land is \$3,000 and of the building \$7,700, making a total of \$10,700; that the building was erected 1924; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the existing extension, as proposed and as indicated on plans filed with this application, marked "Received July 9, 1952" (1 sheet), "November 5, 1953" (1 sheet) and "March 25, 1954" (8 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall continue as a one-family dwelling and shall not be further extended in height or area; and that all permits required

shall be obtained and all work completed within six (6) months from the date of this resolution.

179-53-BZ

APPLICANT—Vito P. Battista, for Margaret Crocitto, owner (James Nazzaro, lessee).

SUBJECT—Application March 12, 1953 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and the erection of a new accessory building to include lubricatorium, car washing, storage and sale of accessories, motor vehicle repairs; and to permit four additional gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6515-6523 7th avenue and 701-707 66th street, northeast corner (Block 5830, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vito P. Battista and Margaret Crocitto.

For Opposition: Edward Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1¼ height district; 7th avenue is in residence, business and unrestricted use, C area, class 1¼ height districts; 66th street is in residence and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1953 acting on N.B. Applic. 56-53 and superseded by N.B. Applic. 56-53 dated March 9, 1954, reads:

"1. On a lot located in a business use district, proposed gasoline service station and motor vehicle repair shop is contrary to Art. II Sec. 4(a) subdiv. 29 & 46 of the Zoning Resolution.

2. On the same street as a public playground and a public park, the proposed gasoline service station is contrary to Art. V Sec. 21A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. 10½ in. and 85 ft. 11⅞ in. frontage by 99 ft. 7¼ in. and 96 ft. 5⅜ in. in depth, irregular, on which is located a gasoline service station; that at the time the present buildings were erected, it was located in a business use district and there has been no change in height, area and use districts since 1916; that the present building was erected as a garage and office for an oil selling station under N.B. 11803-1924; that fire department folder, old No. 14484-11 and new No. E-559699 indicates an application was approved for a metal building and a tank and pump system on December 23, 1924 and final permit No. 33057 was issued February 2, 1925; that there are no department records for the concrete block shed, for the frame extension or for the outdoor carlifts; that violation No. 5475-1945, for erecting a frame extension to the office and garage, was heard in Magistrates court in 1952 and a fine of \$25 was paid; that this was superseded by violation No. 379-52 which is still pending; that it is proposed to replace the existing metal and frame building by erecting a one story brick building, for use as a gasoline service station office and salesroom, storage room, lubrication, car washing and minor motor vehicle repairs with hand tools only, and permit parking and storage of more than five motor vehicles; and

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WHEREAS, the applicant contends that curb cut permit No. A-51251 was issued for two 8 ft. curb cuts on the northeast corner of 66th street and 7th avenue on June 24, 1924 and was issued in the name of the present owner; that the outdoor grease racks are a temporary convenience but involve factors in safety and operation and will be removed; that the unfinished concrete block building is but a temporary storage expedient which will be demolished, and storage space will be provided in the proposed building; that the existing metal building and frame extension is inadequate, dilapidated and a fire hazard; that the arrangement and construction of these structures for present day gasoline station operations is completely outmoded; that the buildings are not a satisfactory improvement for the land; that the buildings are assessed for \$1800 and the land for \$20,200; that this disproportionate value of land to building has placed a severe financial burden on the owner and a proposed \$30,000 investment under a long term financial plan by the lessee has been the only practical plan presented to date; that the granting of this application would permit the owner to make a reasonable and profitable use of her property without directly adversely affecting anyone; that the premises faces two avenues, the house to the east being the owner's home and the property to the north is another existing gas station; and

WHEREAS, the applicant further contends that the new modern building will be 9 ft. longer and 4 ft. wider; that it is designed to provide modern rest rooms, to permit lubrication and washing of cars indoors, to permit installation of controlled night lighting, preventing glare into adjoining premises; that the gas pumps will be set back 10 ft. from their present location on the building line and parking space will be provided for 20 cars; that the facade of the new building will be in character with adjoining buildings fronting on 66th street; that the most modern equipment will be installed and the entire area will be concreted; that the new indoor services will insure continued services with greater convenience and safety to the public; that the facade will be of rough wire cut maroon brick and the arrangement and finish of the proposed station will contribute considerably towards improving the general character of the neighborhood; that Eriksson park, in blocks 5845 and 5846 was opened to the public September 15, 1935 and the public playground in block 5830 was opened to the public May 1, 1936; that the outdoor washing of motor vehicles leaves the station wet and dirty, and icy in winter and the customer demand for this all year service requires that car washing be done indoors; that this added facility will enable the operator to keep the station clean at all times; that request is made to increase the number of underground tanks by four, to make a total of ten; that the need for off-street protected parking for cars will reduce traffic congestion and prove an added convenience to neighborhood car owners and it is requested that parking and storage of more than five motor vehicles be included in the resolution; that the signs on the building are non-flashing business wall signs which indicate the firm name and principal business transacted on the premises; that the pole identification sign indicates the brand of gasoline and it is requested that these signs be permitted; that it is felt that the proposed new maroon brick building will result in a decided improvement in the general appearance and character of the premises and will insure to the comfort, convenience and safety of the public; and

WHEREAS, the applicant states that the present owner has held title to lot 77 since January 14, 1916, to lot 1 since August 11, 1921 and to lot 4 since January 27, 1930; that the assessed valuation of land is \$20,200 and of the buildings \$1,800, making a total of \$22,000; that the building was erected February, 1925; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; the use of the plot has continued since 1924 and this application is for improvement and rearrangement of the area and particularly to set back the pumps which are now extending beyond the building line of Seventh avenue; and

WHEREAS, sidewalk crossings existed prior to the estab-

lishment of the park and there will be no extension of the number of such crossings; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c to permit the reconstruction and re-arrangement of the lawfully existing gasoline service station as proposed and indicated on plans filed with this application marked "Received March 26, 1954" (4 sheets) on condition that the premises shall be re-arranged as indicated on such plans showing proposed conditions and all buildings and uses presently on the plot shall be removed; that there shall be erected on the interior lot lines where walls of the adjoining buildings do not occur a masonry wall not less than five feet six inches in height; that all pumps where indicated as facing Seventh avenue shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks shall not exceed ten 550-gallon tanks; that the curb cuts shall be as indicated to Seventh avenue, not exceeding a portion of the present curb cut and to a total length of not over 20 feet and to 66th street, a portion of the present curb cut not to exceed fifteen feet and not to extend beyond the street building line of Seventh Avenue as prolonged; that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that the sidewalks and curbing on the premises shall be repaired or restored to the satisfaction of the Borough President; that the premises when not occupied by the proposed accessory building and pumps shall be paved with concrete or asphaltic pavement; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7, Subdivision i, there may be minor repairing with hand tools only, maintained entirely within the accessory building; that under Section 7, Subdivision c, there may also be parking of cars awaiting service and general parking, provided that such parking does not interfere with access to the accessory building or pumps; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

294-53-BZ—Vol. II

APPLICANT—David B. Ancowitz, owner.

SUBJECT—Application April 14, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a six story, class A multiple dwelling, with accessory one-story garage; application was previously withdrawn at the time of hearing calling for the erection of a fourteen story, class A multiple dwelling.

PREMISES AFFECTED—North side of West 256th street from Arlington to Independence avenues (Block 3425, Lot 326), Borough of The Bronx.

APPEARANCES—

For Applicant: John S. McGinty.

For Opposition: Osborne A. McKegney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connors 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on

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April 20, 1954 subject to regular procedure, and set for hearing May 18, 1954 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Independence avenue and West 256th street are in a residence use, G1 area, class 1 height district; Arlington avenue is in a residence use, F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1954 acting on N.B. Applic. 312-53, reads:

"A-2. Proposed non-fireproof 6 story & cellar class A multiple dwelling with accessory 1-story garage for 57 cars to be erected in a 'G' area district will be contrary to Sec. 16-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 499.3 ft. frontage by 365.73 ft. in depth, irregular, presently vacant; that it is proposed to erect a six-story, class A multiple dwelling, with a one-story accessory garage building; and

WHEREAS, the applicant contends that this application is for a variance, pursuant to section 21 of the zoning resolution, relating to the G area as it affects the subject property which is located on the north side of West 256th street from Arlington to Independence avenues, containing about 145,000 sq. ft., inclusive of the uncut street areas; that it is bounded on the south by the uncut street line of West 256th street, on the west by the uncut line of Independence avenue, on the north by the southerly line of lot 336 and on the east by Arlington avenue; that it runs generally 499.30 ft. westerly from the northeast corner of Arlington avenue and West 256th street, thence 256.35 ft. north along Independence avenue to the southerly line of lot 336, thence easterly 365.73 ft. along said southerly line to Arlington avenue, thence southerly along the westerly line of Arlington avenue 214.93 ft. to the point of beginning; that a grant of this application will do no harm to any one and would improve the area with a garden type apartment house and promote the general welfare of families needing the accommodations; and

WHEREAS, the applicant states that the subject property was in an E area district when it was purchased on March 27, 1946; that it was intended to construct a multiple dwelling but due to war time restrictions and scarcity of materials, the building was not constructed; that the Bronx Advisory Planning Board received a request from a number of property owners within this E area and adjacent F area district to have such areas rezoned to a G area district; that the City Planning commission, at a public hearing on April 7, 1948 adopted the resolution rezoning the subject property so as to change it from an E to a G area district, effective May 13, 1948; that the entire area from Riverdale avenue to Arlington avenue north of West 254th street was not included in the rezoning and has since been developed with multiple family dwellings, which did not in anywise preserve the so-called suburban character of the area; that the subject property overlooks the Hudson river and its westerly boundary on Arlington avenue faces nothing but large apartment houses; that the topography of the land is irregular, sloping sharply in a westerly direction from Arlington to Independence avenues and the entire area is rocky and wooded; that its southern boundary is contiguous with and adjacent to a large, open area owned and operated by the Hoffman school, whose only building is located near Rivercrest road, giving a clear space of at least 500 ft. from subject property to Rivercrest road, the residences of which cannot be seen and the vision of whose residents could not be obscured by any improvements which may be permitted to be made; that on the west is the building of the School for Economic Research and on the north is a monastery; that at the northerly end of Arlington avenue, Riverdale Country School owns about 28 acres upon which it intends to build a new school; that it is thus obvious that the con-

struction of this garden type apartment house could not destroy the suburban look of the area or affect in any way the prerogatives claimed by the private dwelling residents; and

WHEREAS, the applicant contends that the filed grade of the land in West 256th street at Arlington avenue is 185.0 and the invert elevation of the sewer at that point is 173; that the filed grade of the intersection of Independence avenue and West 265th street is 165.0; that the construction would front on Arlington avenue and West 256th street; that there is an existing 24 in. combined sewer, 12 ft. deep, in West 256th street, flowing to the east of Arlington avenue; that there is no sewer outlet at or to the west of Arlington avenue and such a sewer could not be provided except by pumping; that the terrain is rocky over a great portion and would not only require a great deal of blasting but also fill, on account of the grade; and

WHEREAS, the applicant states that the practical difficulty facing him is that his land cannot be developed with one family dwellings; that the ten residents of Rivercrest road protest that an apartment house would impair the value of their property and destroy the suburban character of the neighborhood in that people won't buy private residences located near apartment houses; that photograph No. 2, submitted with this appeal, shows substantial homes on the east side of Arlington avenue south of West 254th street; that these homes are more than comparable to the 10 residences on Rivercrest road; that construction estimates obtained show that it would cost at least \$50,000 to build just a fair-sized private dwelling and not more than one of such dwellings could be erected on plots of the size required for such homes; that to plot the development for such homes would require a turn-around in order to give ingress and egress to interior lots; that the sewer on Arlington avenue and West 254th street can only be tapped into from 10 ft. on Arlington avenue frontage; that there is no other public sewer and this would mean that the private homes would be required to gain access permission from the private sewers which run to the river; that no private sewers can be built; that that it would be financial folly to attempt improvement with private homes on this property; that after this property was rezoned from E to G area in 1948, efforts were made to sell the property but there were no buyers as no one wanted any acreage in a restricted area; that the granting of this application would be a decided improvement to the area and would increase the taxable value of the land and would not alter the essential character of the locality as it now exists; and

WHEREAS, the applicant states that the present owner has held title to the property since March 27, 1946; that the assessed valuation of land is \$40,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board the plot can be developed with a use permitted in a G area; that the land west of Arlington Avenue, for some distance south of this plot, has been zoned so as to reserve this area for private homes and to exclude multiple dwellings; that the terrain generally along the area east of Arlington Avenue southwardly is similar to this plot and adaptable to single family residence use, in the opinion of the Planning Commission and the Board of Estimate, which recently held hearings as to zoning of the area generally; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 312/53, Objection A-2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

636-53-BZ

APPLICANT—Kenneth W. Milnes, for Lester W. Sofield, owner

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SUBJECT—Application September 4, 1953 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash and office, for a term of fifteen years.

PREMISES AFFECTED—700 Post avenue, southwest corner of Clove road (Block 227, Lot 74), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Vincent K. Drury and John R. Furlong.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for further consideration; then to June 8, 1954, pending decision of the Board of Estimate on new proposed wording of Section 21A; then to June 15, 1954, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Post avenue are in a business use, C area, class 1½ height district; Clove road is in business and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1953 acting on N.B. Applic. 631-53, reads:

"1. Gasoline service station in a business use district is contrary to Art. II, Sect. 4a, subdiv. 46 Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 and 119 ft. frontage by 112 ft. in depth, irregular, presently vacant, except for billboards; that it is proposed to erect an accessory building 42 ft. front by 29 ft. in depth, one story, 14 ft. in height, of class 3 construction, to house lubritorium, car wash, storage and office; that it is further proposed to install ten 550 gallon gasoline tanks and four dispensing pumps, with two curb cuts on Post avenue and two on Clove road; and

WHEREAS, the applicant contends that the owner has for the past three years been successfully operating the gas station on the opposite corner; that this station had been shut down and inoperative for some time before the owner took a lease on it; that through his diligence he was able to place this business on a paying basis and in the meantime built up a very large group of permanent clients; that he then attempted to purchase the service station from the original owner; that the owner refused, but then subsequently sold the premises to a third party as an investment; that this third party also refused to sell the premises to Mr. Sofield, but did raise the rent on the property; that Mr. Sofield repeatedly attempted to purchase this property without success; that he was then offered the opportunity of buying a large piece of land, vacant except for a large billboard sign, on the opposite side of Post avenue, the subject area of this appeal; that the area near this property has never been greatly improved in past years; that there is a gas station on one corner, a large wet wash steam laundry on the diagonal corner and a store on the remaining corner; that within about 200 ft. south of this property on Clove road is a large weaving factory; that north on Clove road is the City of New York municipal garage and west of the property on Post avenue is a natural gas pumping station owned by a public utility; that the service station as proposed would not be any detriment to the neighborhood, but on the contrary will improve it; that Clove road, which has become a main connecting highway between Richmond terrace on the north shore and Hylan boulevard on the South shore, is now one of the most heavily travelled

roads on Staten Island and a service station in this location would be a great service to the motoring public; that although this service station is to be owned solely by Mr. Sofield, present plans are that he will use Shell Oil company products; that the station will be of modern, non-fireproof design and it is requested that this application be granted for a term of fifteen years; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that under the wording of the amendment as to Section 21A of the zoning resolution, the distance between the proposed gasoline service station and the school does not preclude the granting of this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed herewith, marked "Received September 4, 1953" (3 sheets) and "May 6, 1954" (1 sheet), *on condition* that all buildings and uses on the premises shall be removed and the plot leveled substantially to the grades of the abutting streets and constructed and arranged substantially as indicated on such plans; that the building shall be faced with face brick; that there shall be no cellar under the building; that in all other respects the building shall comply with all requirements of the Building Code; that pumps shall be of the type and at location proposed and not nearer than 15 feet to either street building line; that curb cuts shall be restricted to two 30 feet in width each to Post avenue and two similar curb cuts to Clove road; that there shall be erected on the interior lot lines to the south and west a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height including the concrete base; that the balance of the premises where not occupied with pumps and building shall be paved with concrete or asphaltic paving; that planting areas shall be maintained as indicated, properly protected by concrete curbing; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard located near the intersection, supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and which sign may extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application November 13, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301

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West 116th street, northwest corner (Block 1943, Lots 29, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Moses Kooperstein and H. A. Pollach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief

Connors 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 27, 1954 after due notice by publication in the Bulletin; laid over to May 18, 1954, at request of applicant with approval of objectors. Applicant to file revised plans; then to June 15, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 8th avenue are in a business use, B area, class 1½ height district; West 116th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1953 acting on N.B. Applic. 128-53, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, and parking and storage of motor vehicles located in a business use district is contrary to Art. II Sec. 4 (46) and (29) as to the 'gasoline service station' and 'minor auto repairs' respectively."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. 11 in. frontage by 90 ft. in depth, on which are located four-story brick stores and tenements; that the two buildings on lot No. 29 were erected under N.B. 1727 of 1885 and the two buildings on lots 30 and 31 were erected under N.B. 1728 of 1885; that no certificates of occupancy have been issued; that it is proposed to demolish all the present buildings and secure a variance of the building zone resolution for a period of twenty years in order to erect a modern gasoline station consisting of twelve 550-gallon gasoline tanks and six gasoline pumps; that the proposed accessory building will have a frontage of 60 ft. and a depth of 30 ft., one story in height, of class 3 construction and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office and sales and storage; that the northerly portion of the open site will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed accessory building will be highly modern in design and will tend to improve the appearance of the entire affected area and be in keeping with any future development that may take place within the said area; that the area to be provided on the site for parking and storage will help alleviate the parking situation at this point; that the erection of a one-story accessory building as proposed, to replace the present five story building, will go far towards providing better ventilation for the entire block; that 8th avenue is a highly trafficked auto lane leading north and south across Manhattan, and as such the proposed gas station is entirely in keeping at this point; that there are no other gas stations within the affected area and the proposal is a vitally required service at this time; that the four upper floors of the present buildings have been vacant for years due to obsolete rooms, toilet facilities and light and ventilation; that it would be prohibitive in any case to rehabilitate these buildings and rehabilitation would not be feasible in this neighborhood; that the land is extremely high in assessed value and it is mandatory that the site be developed as proposed so that the owner may receive an equitable return on his investment and to continue to pay real estate taxes; that the removal of the present five story building and billboards on the face

of these buildings should be welcomed by the entire community; and

WHEREAS, the applicant states that the present owner has held title to the property since June 14, 1945; that the assessed valuation of land is \$5,700 and of the buildings \$5,000, making a total of \$10,700; that the building was erected in 1885; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the upper stories of the building appear to be vacant but the street stores are apparently all rented; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions f and i of the zoning resolution

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 128/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

928-53-BZ

APPLICANT—Paul Friedman, for Francis P. Headley, owner.

SUBJECT—Application December 31, 1953 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924 Avenue L, southwest corner (Block 7847, Lots 44, 46 and 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 6, 1954 after due notice by publication in the Bulletin; laid over to May 11, 1954, for inspection and decision; hearing closed, no further argument; then to May 18, 1954, for inspection and decision; then to June 2, 1954, for additional inspection and for decision; hearing previously closed; then to June 15, 1954, at the request of the applicant for owner to consider withdrawal of application; hearing closed on April 6, 1954, after full hearing; premises have been inspected by a Committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utica avenue and Avenue L are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on N.B. Applic. 1307-53, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office & accessory sales, located within a business use district is contrary to Art. 2 Sect. 4a-46 of the Zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect and maintain for a term of 15 years a gasoline service station, auto washing, lubrication, office and accessory sales; and

WHEREAS, the applicant contends that there is no economic demand for the construction of an ordinary business use at the subject premises as the main shopping area of Flatbush avenue adequately serve the neighborhood; that the residential portion of the neighborhood is almost entirely developed

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with one-family homes so that no increased residential support for additional stores may be anticipated reasonably in the foreseeable future and the maximum rentals obtainable would be insufficient to yield a reasonable return on the investment; that the subject premises is particularly suitable for development of a gas station because of its location at the intersection of Utica avenue and Avenue L, both of which are heavily trafficked, because no similar facilities exist in the immediate neighborhood and because an investment in such development will produce an attractive return; that a grant of this application would not adversely affect the neighborhood as all of the properties within the area of notification are zoned for business use except for four lots (Block 7847, lots 33, 35, 36 and 37) which are in a residence use district, one of which is vacant and undeveloped; that a grant of this application would not adversely affect properties fronting on Utica avenue as more than half that frontage is vacant within the area of notification and is developed largely with special types of factory and loft building occupancies (Block 7829, lot 74; block 7847, lots 52, 54, 65, 67 and 68), or is used for open lot occupancy such as truck parking (block 7829, lots 70, 72 and 74), or storage of material (block 7848, lots 36, 37 and 38); that the appearance of the neighborhood would be improved as it would eliminate a vacant, weed-covered lot, which is unsightly by day and dangerously dark at night; that more light and ventilation for surrounding properties would be provided as the proposed structure would occupy considerably less area and bulk than a conforming use; that the proposed structure would decrease traffic hazards which are incident to the development of buildings flush to the building lines and which thereby create blind intersections; that the proposed structure would be set back 49 ft. from the Utica avenue building line and more than 47 ft. from the Avenue L building line, giving clear visibility to traffic at the intersection; that there would be no adverse effect upon real estate values of nearby properties; and

WHEREAS, the applicant states the owner has held title to the property since June 19, 1952 and further states that the assessed valuation of the land is \$6,300 (no buildings) for a total of \$6,300; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received December 31, 1953" (3 sheets), *on condition* that complete working drawings shall be submitted for further consideration by the Board and imposition of conditions before same are filed with or acted on by the borough superintendent; that such working drawings shall be filed within two (2) months from the date of this resolution and after approval thereof, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

1-54-BZ

APPLICANT—James E. Kelleher, for William Igoe, owner.

SUBJECT—Application January 5, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and business use district, the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th place, northeast corner of Grove street (Block 3523, Lot 1), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: James E. Kelleher.

For Opposition: Samuel Brodsky

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Grove street are in residence and business use, C area and Class 1 height districts; 60th place is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1953, acting on Alt. Applic. 75/53, reads:

"1. The proposed use of the res. portion of plot for parking of motor vehicles is contrary to Art. 2, Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 66.53 ft. front by 158.66 ft. in depth, on which is located a 2-story and attic frame dwelling and a three-car accessory garage; that it is proposed to permit the parking and storage of motor vehicles on unbuilt upon portion of lot; and

WHEREAS, the applicant contends that prior to applicant's ownership the property in question was owned by his uncle, John Hall, and prior to that his grandfather, William H. Hall, who acquired the property in 1902; that such property was used by the grandfather as a livery stable as evidenced by photograph marked "Exhibit A"; that this use continued until automobiles supplanted horses; that at that time garages were erected to house cars and at present there is a garage on the disputed 58 feet, presently in use for such purpose; that the use of this disputed 58 feet has been continuous, without interruption and objection since 1902; that adjoining subject site to the north is a large 3-story loft building used for manufacturing, which building is set back to the rear line of its property, and if a line were drawn to Grove street, such line would coincide with the rear line of applicant's premises; that this proposed parking use will not affect the area or lessen the value of neighborhood property, but will permit the storage of 20 to 25 vehicles and thus relieve the parking problem existing throughout the city, allow the Sanitation Department to clean the streets properly and allow the Fire Department to perform in the event of necessity without the hindrance of parked vehicles; that directly across the street on Prospect Place is a bar and grill and to the south on Grove street is a small structure containing two stores and in its rear dilapidated garages formerly used as stables; that one block away and on the southeasterly side of Linden street is a large loft used for manufacturing and adjoining it is a parking lot duly licensed and similar to this proposed; and

WHEREAS, the applicant states the present owner has held title to the property since April 1, 1945; that the assessed valuation of the land is \$10,000 and of the buildings, \$4,000, making a total of \$14,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, to permit the residential portion of the premises, as proposed, to be used for the parking of motor vehicles in conjunction with the same use for the portion in the business use district, and with the continuance of the existing residence and accessory garage, as proposed and shown on plans filed with this application,

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marked "Received January 5, 1954" (4 sheets), *on condition* that the existing woven wire fence shall be maintained around the entire lot, as proposed and shown, together with existing curb cuts to Grove street and Prospect Place of the widths and locations shown on such plans; that during the term of this variance, which is for five years, the portion of the premises in the residence district shall be occupied for no additional use; that signs shall comply with the requirements of the zoning resolution, except that in the residence use district there may be a sign attached to the fence near the entrance to Grove street, advertising the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not extend beyond the building line, shall be not more than 15 ft. in area and shall not be illuminated; that such portable fire-fighting equipment shall be maintained and stored within the premises as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

74-54-BZ

APPLICANT—Seelig and Finkelstein, for Herman J. Karp, owner.

SUBJECT—Application February 2, 1954 (decision of the borough superintendent), under section 9A of the zoning resolution, to permit in a residence use, D area and a one times height district, the erection and maintenance of a multiple dwelling in excess of height permitted within two miles of airport.

PREMISES AFFECTED—2427-2439 East 29th street, east side, 265 ft. 6 in. north of Avenue Y; 2461-2463 East 29th street and 2901-2911 Avenue Y, northeast corner (Block 7422, Lot 1042), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 8, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for further consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; East 29th street and Avenue Y are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1954 acting on N.B. Applic. 1416-53, reads:

"1. Proposed multiple dwelling exceeds height allowed for areas within two miles of Airport in violation of Article 3 Section 9A subdiv. (a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 600 ft. frontage by 120 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 521 ft. front by 85 ft. in depth (typical floor 72 ft. 6 in. deep), six stories, 61 ft. 3 in. in height, of class 3 construction, to be used as a multiple dwelling (Class A); and

WHEREAS, the applicant contends that the six-story apartment house to be erected will house 169 families and a garage in the cellar for 156 cars; that the building is to be a low rental cooperative housing project, to be built under section 213 of the Federal Housing administration law; that the site and plans have been approved by the Administration and a certificate of eligibility issued for permission to sell

the apartments; that applications have been received for all the apartments, the greater percentage of which will be veterans; that this building will cover only 45% of the lot instead of the permissible 55% on the interior and 65% on the corner, in addition to which a 5 ft. setback has been voluntarily created for the full lot depth of 120 ft. on Avenue Y and a 10 ft. setback for the full lot length of 600 ft. on East 29th street; that this actually makes a physical width of street of 70 ft. on East 29th street, under which width of street, the height as proposed would be permissible; that in any event, that portion of the building facing Avenue Y can be erected to a height of 70 ft. for a distance of 100 ft. from Avenue Y, since Avenue Y is 80 ft. in width; that on the east side of Haring street, between Avenues X and Y, multiple dwellings have been erected on a plot about 500 ft. long, to a height of 60 ft. 6 in. and on the west side of Haring street, running through to Brown street, a six-story apartment house has been erected with a frontage of about 573 ft. and a depth of about 200 ft. for 240 families, which building is also 60 ft. 6 in. in height; that on the south side of Avenue X between Brown and Haring streets, six-story buildings have also been erected; that all of these buildings are directly to the rear of the premises in question and are located closer to the airport than that proposed; that Avenues X and Y and several other avenues crossing these streets are 80 ft. in width and buildings facing on them would be permitted to be erected to a height of 70 ft.; that Knapp street and Gerritsen avenue, which are also located between the subject premises and the airport, are 100 ft. in width and buildings located on them could be erected to even a height of 87 ft. 6 in.; and

WHEREAS, the Department of Commerce states that based on an investigation made by their office, they are of the opinion that the proposed construction will not create a hazard to air navigation and therefore believe hazard marking and night obstruction lighting are unnecessary; and

WHEREAS, the applicant states the owner has held title to the property since July 3, 1952 and further states the land is assessed at \$23,000; and

WHEREAS, the committee of the Board has inspected the area generally and is familiar therewith; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 9A of the zoning resolution; and

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the requirements of the zoning resolution as to Section 9A regarding airport areas, and that the application be and it hereby is *granted* under Section 9A to permit the additional height of the building as proposed and as indicated on plans filed with this application, marked "Received May 5, 1954" (1 sheet), "February 2, 1954" (1 sheet) and "April 23, 1954" (1 sheet), *on condition* that the building shall not be increased further in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:50 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 1954, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

621-53-A

APPLICANT—Luminous Ceilings, Inc., for 135 Madison Ave. Corp., owner (French Fabrics, Inc., lessee).

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

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PREMISES AFFECTED—135 Madison avenue, northeast corner of East 31st street (Block 861, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur W. Segil.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, Order No. 68228LF issued by the Fire Commissioner dated April 17, 1953, reads:

"You are hereby ordered and required, within 10 days from the date of the service of this order, to:

1. 'Inspection shows that before the Sprinklers may be approved'

All of the Sprinkler Heads now obstructed by the Light Defuser, shall be extended below such obstruction or that said obstruction be removed. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the Fire Commissioner dated August 7, 1953, reads:

"In response to your communication of August 6, 1953, you will please be advised that your request for re-issuance of Order No. 68228LF under a new date is denied. It is not the policy of this Department to re-date violation notices. However, this decision may be appealed to the Board of Standards and Appeals if you decide to file an appeal.

For your information, the time limit for compliance with the order has expired, and unless an appeal is filed within ten days we will have no alternative but to forward the case to our Legal Division."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 98 ft. 9 in. front by 125 ft. in depth, of class 1 construction, erected 1928, located on a lot 98 ft. 9 in. front by 130 ft. in depth, in a restricted retail use, B area, class 2 height district, and used and occupied as follows: basement, 25 persons; 1st floor, offices—25 persons; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout; and

WHEREAS, the applicant has filed with this appeal a letter from the owner corporation authorizing the filing of this appeal to the Board as to the validity of the Fire Department order to remove a ceiling lighting fixture presently obstructing the sprinkler system; and

WHEREAS, the applicant states that a certificate of occupancy has been issued for the building; and

WHEREAS, the applicant contends that the Fire Department has ordered the removal of a suspended illuminating ceiling installed in the street floor of the premises; that a description of this ceiling is given in an underwriter's report filed with this appeal; that the reason for the order is that the suspended ceiling was installed under the sprinkler system required by the Labor Law, enforcement of which, is by the Fire Commissioner; that the Fire Commissioner takes the position that any installation which is suspended below the sprinkler system violates the Labor Law; and

WHEREAS, the applicant further contends that this is an unreasonable interpretation; that its suspended ceiling will not shield automatic sprinklers installed above it from the rising temperature conditions of a fire and therefore will not interfere with the opening of the sprinkler, nor will the ceiling's metal supporting members and the acoustical baffles affect the water distribution pattern; that the gases generated due to fire exposure of this system do not constitute a toxic hazard in relation to other commonly used and accepted building matter; that sprinkler systems ordinarily are set at 165 degrees; that the suspended ceiling in question consistently falls out of the way of the sprinkler system at about 145

degrees and in fact it has been determined that the actual time of the opening of the sprinkler was less with the suspended ceiling below it; and

WHEREAS, the applicant states that the Middle Department Association of Fire Underwriters has approved the installation of this suspended ceiling within its territory of Pennsylvania and Delaware on the basis of the Underwriters' Laboratories conclusion and a letter from the superintendent of its Special Risk department, a copy of which is attached to this appeal; and

WHEREAS, the applicant requests that in view of the fact that the suspended ceiling in question will melt at a temperature at least 15 degrees lower than that required to operate the sprinkler system; that the ceiling will fall away upon melting from the sprinkler system; that the ceiling does not interfere with or affect the opening of the sprinkler or the water distribution pattern; that the ceiling does not generate toxic gases due to fire exposure; that therefore the Board is requested to reverse the order of the Fire Commissioner so that these suspended ceilings be permitted below sprinkler systems in buildings which fall under pertinent provisions of the New York state law with reference to sprinkler systems: and

WHEREAS, the applicant has filed with this appeal a copy of the report of Underwriters' Laboratories, Inc., retardant 3448 dated December 20, 1951, relating to Acusti-Luminus Ceiling, which is under consideration for general approval under Cal. Nos. 459-52-SM and 99-53-SM; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the order of the Fire Commissioner acting on Order 68228-LF, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that additional sprinkler heads shall be installed so that at all four sprinkler head locations there shall be one sprinkler head installed upwardly and one downwardly, substantially as proposed and as indicated on plans filed with this appeal marked "Received June 11, 1954" (1 sheet), *on condition* that the piping shall comply with the requirements of the Building Code; that the arrangement as to the additional heads shall be as shown on Section B-B on drawing marked "Received June 11, 1954," that such downward heads shall extend beyond the line of the luminous ceiling; that the extent of the present luminous ceiling shall not be increased.

253-54-A

APPLICANT—E. Kalisch, for Unside, Inc., owner (Sunny-Bliss Realities, Inc., lessee).

SUBJECT—Application April 13, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—50-09 to 50-19 Roosevelt avenue, north side, from 50th to 51st streets (Block 1319, Lot 30), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Herbert M. Kalisch.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, Order No. 3070-4, issued by the Fire Commissioner April 1, 1954, reads:

"1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0b, Administrative Code. (This applies to exposed refrigerant piping which runs outside machinery room to condensers on roof.)"

and

WHEREAS, the applicant states that the building is 1 story, 60 ft. in height; 50 ft. by 175 ft. in area, of fireproof construction, erected 1925, located on a lot 173 ft. by 231 ft. in area, in a business use, B area, class 1½ height district, and

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used and occupied since erection as a theatre, 1,700 persons; that the building is equipped with an approved standpipe system and an approved two source sprinkler system; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that the building is provided with one 3 ft. 6 in. wide interior steel stairs, enclosed in gypsum partitions, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #39899 was issued February 25, 1929, permitting the use of the building as theatre and stores, number of occupants not specified; and

WHEREAS, the applicant states that in line with city and state policies of water conservation, the air conditioning installation was made with two evaporative condensers on the roof; that there being no other feasible way of running the refrigerant piping to these condensers it was run in the back stage area, inside the theatre building; and

WHEREAS, the applicant states that it is now proposed to run a vertical cinder block shaft around the refrigerant lines, from the point where they pass through the 1st floor to above the point where they penetrate the outside wall; that where 3 of these lines run horizontally across the inside wall they will be removed, and reinstalled outside of the building; that at a point above where the lines pass through the outside walls, the proposed cinder block shaft will be vented to the atmosphere by means of a louvred opening; and

WHEREAS, the applicant contends that the proposed shaft will completely seal off the refrigerant from the inside of the building and obtain the same result as would be obtained by running the line outside of the building.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #3070-4, dated April 1, 1954, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the direct system of ventilation, *on condition* that the refrigerating piping shall be changed in location and protected as proposed and as indicated on plans filed with this appeal, marked "Received April 13, 1954" (5 sheets); and that the installation shall be made and maintained to the satisfaction of the Fire Commissioner.

285-54-A

APPLICANT—James E. Casale, for Talon, Inc., owner.
SUBJECT—Application April 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43 East 51st street, north side, 176 ft. west of Park avenue (Block 1287, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 1, 1954, on amendment as to Alt. Applic. 337-54, reads:

"Objection #1. repeated: Proposed commercial use in a class 3 H.F.P. building, over four stories in height is contrary to Sec. 4.2.1 of the B.C.

a. Provide a two hour enclosed stairway 3 ft. 8 in. wide with all openings protected by f.p.s.c. doors that swing in the direction of egress and lead directly from street to roof in a continuous passage. 6.4.1.1, 6.2.2, 6.3.1.8.1 B.C.

b. Winders are not acceptable as required stairways, 6.4.1.4. B.C."

and

WHEREAS, the applicant states that the building is six stories, 70 ft. 9 in. in height; 22 ft. by 93 ft. in area at 1st floor; 22 ft. by 74 ft. 6 in. in area at typical floor; of class 3 construction; erected 1902, located on a lot 22 ft. front by 100 ft. 5 in. in depth; in a retail use B area, class 1½ height district, and used and occupied since 1903—cellar, elevator machinery, kitchen and laundry; 1st to 6th floors, inclusive, private residence for which no certificate of occupancy has been issued; that the building is now proposed to be used and occupied as follows: cellar elevator machinery, superintendent's workroom, telephone switchboard room and storage, mechanical equipment and workroom, 9 persons; 1st floor, reception room and offices, 6 persons; 2nd, 3rd, 4th, 5th floors, offices, 6 persons on the 2nd 14 on the 3rd, 17 on the 4th and 19 on the 5th; 6th floor, office, lounge and restrooms, 7 persons; that the building will be equipped with a one source sprinkler system, and a 3 ft. wide wood interior stairway enclosed only on the 5th and 6th floors with partitions of studs fire retarded both sides, equipped with wood doors which are not self-closing; stair hall leads direct to street and to roof bulkhead; that in addition there is a fire escape on the rear extending to roof by stair and to yard by stair, connected to the platforms of the fire escape on the rear of the adjoining building at No. 41 East 51st street; and

WHEREAS, the applicant states that it is proposed to use the building for the administrative offices of the owner as follows: cellar, stockroom, design and workroom, telephone switchboard room, building superintendent's workroom and mechanical equipment, air-conditioning equipment and elevator machinery room, with a total occupancy of 9 persons; 1st floor has an open lobby and reception room with offices at the rear with a total occupancy of 6 persons; 2nd to 5th floors, as offices; that the 6th floor will be used as a board meeting room, ladies lounge and rest rooms and will have a normal occupancy of 7 persons; that the building is provided with an ornamental open wood stairs, 4 ft. wide, from 1st to 5th floor, that in addition there are two service stairs, one extending from cellar to 6th floor, consisting of winders and the other a winding stair at the rear of the extension extending from the cellar to the 2nd floor; that these two winding stairs are to be removed and the openings floored over; that it is proposed to retain the present main open stair due to its ornamental character; and

WHEREAS, the applicant contends that permission is requested to retain the existing open stair in view of the fact that an approved sprinkler system will be installed in the stair and the adjacent stair hall; that the stair in question has a minimum width of 3 ft. 4 in.; that treads are 8 in. wide at the inner edge and taper to a total width of 14 in. at the wall side; risers are approximately 7 in. high; that this stairway will be extended from the 5th floor to the roof by a 3 ft. wide wrought iron stair within a 1 hour fire retarded enclosure on the 5th and 6th floors and a fire retarded bulkhead on the roof; that from the cellar two new wrought iron stairs will provide egress to the street and to the 1st floor and the corridor adjacent to these stairs will be protected by a sprinkler system on cellar and 1st floor; that a 2nd means of egress will be provided by a new wrought iron platform at the rear of the building on each floor enclosed with 5 ft. high wire mesh connecting to the existing platforms at the rear of the adjacent building at No. 41 East 51st street, which is in the same ownership; that a gate is provided in the fence separating the yards of the two buildings; and

WHEREAS, the applicant further contends that the building will not be increased in height or area; that there will be no direct sales or storage of merchandise in the building; that the hazard formerly existing will not be increased by the proposed commercial use; that the building will be heated by the New York Steam Corporation; that in view of the number of persons proposed, the sprinkler system in the stair halls and the secondary egress provided by the rear platforms and the stairway at the rear, it is felt that the proposed use and occupancy will be less hazardous than the existing condition which would be permitted to remain if the residential occupancy were continued.

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Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. Applic. 337/54, Objection 1, items a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the building substantially as proposed for one occupant throughout, namely, Talon Inc., who is also the owner, as indicated on plans filed with this appeal marked "Received April 21, 1954" (13 sheets), *on condition* that the building shall be arranged for exits as proposed, except that stairhalls shall be enclosed in fire-retarded partitions and all doors leading thereto or from shall be fireproof, self-closing and swinging in the direction of exit; that the door to the reception room shall be of an approved type and arranged to swing outwardly or made double-swinging; that the portion of the cellar through which persons must pass to the street shall be equipped with a sprinkler system of a type as approved for a converted multiple dwelling, in addition to the sprinkler system for the stairhall as would be required for a converted multiple dwelling, fed from a main from the street of sufficient size; and with the required tank on the roof in the event the pressure from the street main is not sufficient; that this variance may continue only so long as the premises are maintained and occupied by the owner as above stated and in accordance with this resolution; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that in the event the existing doors other than those to the stairhall are of heavy hard wood construction, such doors may be permitted to remain in lieu of the fireproof doors heretofore required, provided they swing in the direction of exit and are maintained self-closing.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 2 P. M. for inspection and decision.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.

SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to July 7, 1954, at 2 P. M. at request of the applicant to obtain a decision from the borough superintendent.

701-53-A

APPLICANT—Leonard F. Rothkrug, for Horace Greeley, owner.

SUBJECT—Application October 1, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—140 Clinton street, west side, 40 ft. north of Livingston street (Block 264, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Horace Greeley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 2 P. M. for further consideration by the Board.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry W. Redlien and M. J. Bosch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 2 P. M. for further consideration after applicant has filed revised plans.

910-53-A

APPLICANT—Leonard F. Rothkrug, and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application December 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue (Block 5054, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Arnold Lederer and Julius Kaplan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration after applicant has filed required plan; date to be set.

53-54-A

APPLICANT—Victor Bohm, for Marjorie Teperman, owner (Stylewear Display Accessories, Inc., lessee).

SUBJECT—Application January 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—599-601 4th avenue, southeast corner of 17th street (Block 631, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 2 P.M. for further consideration after applicant has submitted additional information to the Board.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 2 P.M. for inspection and decision.

MINUTES

418-54-A

APPLICANT—James E. Casale, for 14 East 74th Street Corp., owner.

SUBJECT—Application May 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of legal yard.

PREMISES AFFECTED—69 East 80th street, north side, 80 ft. 6 in. west of Park avenue (Block 1492, Lot 33½), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 22, 1954, at 2 P.M. for consideration after applicant has corrected his plans.

272-22-BZ—Vol. IV

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the extension in area and uses of existing gasoline service station (previously granted by the Board), to include the additional use of motor vehicle repair shop within the accessory building of service station, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—69-02 Queens boulevard, southwest corner of 69th street (Block 2432, Lots 9 and 18), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on May 19, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1922, as thereafter *amended* through October 6, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution" (Misc. Applic. 347/53 and Alt. Applic. 1214/51).

949-26-BZ—Vol. II

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i, 7A and 7h of the zoning resolution,

permitting in a business use district the erection of a new building and the reconstruction and rehabilitation of existing gasoline service station (previously granted by the Board), with accessory uses of lubritorium, auto laundry, motor vehicle repairs, and office; and the parking of ten motor vehicles waiting to be serviced; with a curb cut and driveway more than the permitted distance from the intersection.

PREMISES AFFECTED—201 City Island avenue, northwest corner of Winters street (Block 5626, Lot 363), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 24, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1952, only so far as it has reference to additional time within which to obtain a certificate of occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all required permits have been obtained and the work has been substantially completed prior to the expiration of the time, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 625/51)

604-28-BZ—Vol. III

APPLICANT—Harry Yarish, for Anne Pillitteri and Bella Herman, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution as to change in arrangement—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten (10) years, the erection and maintenance of a gasoline service station, lubritorium and office, on which is located an automatic auto laundry.

PREMISES AFFECTED—1527-1547 Utica avenue and 5002-5018 Glenwood road, southeast corner and 5001-5027 Kings Highway (Block 7734, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen to amend denied. The Board deemed that the proposed arrangement was not desirable and recommended that the arrangement as previously approved be followed.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

926-28-BZ—Vol. III

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condi-

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tion, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension in area of existing gasoline service station, lubritorium, auto laundry and office; and permitting the additional use of motor vehicle repairs.

PREMISES AFFECTED—2633-2643 Ocean avenue and 2002 Avenue V, southeast corner (Block 7381, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 29, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 5, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1938 as thereafter *amended* by resolutions adopted through May 5, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings; that in view of statement by applicant that permits were obtained and work completed during October 1953, and that additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 948/49)

438-37-BZ

APPLICANT—Webb and Knapp, Inc., for Allied Stores, owner (Anna Bass and William Riano, lessees).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-15 to 41-45 Kissena boulevard and 138-01 to 138-09 Barclay street, northeast corner and 136-14 to 136-22 41st (Madison) avenue (Block 5044, Lots 2, 5, 7 and 11), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Rudolf C. P. Boehler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 17, 1938, on certain conditions; and

WHEREAS, the resolution was amended on April 9, 1940; and

WHEREAS, the term of variance was extended from time to time and last extended on June 3, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1940, as thereafter *amended* by resolution adopted on June 3, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e and h, for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained." (3191/37 and Misc. Applic. 7933/40)

456-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Samuel, Morris and David Guise and Samuel Loeb, owners.

SUBJECT—Application for consideration—reopening to consider sections under which application was granted—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the demolition of all structures on site, including parking lot, metal garages, motor vehicle repair shop, four-story dwelling, one-story frame dwelling, one-story metal building and two gasoline service stations; permitting the erection and maintenance of a new gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—4860-4866 Broadway, east side, 125 ft. south of West 204th street (Block 2234, Lots 7, 9, 10 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Samuel Loeb and Jack Guise.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 11, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954, only so far as it has reference to the section under which the variance was granted, so that as *amended* this portion of the resolution shall read:

"Granted under Section 7, Subdivision c, to permit * * * etc."

and as far as it has reference to gasoline storage tanks, by adding to the resolution:

"* * * that irrespective of the provision in the resolution as adopted May 11, 1954, there may be a total of ten (10) 550 gallon gasoline storage tanks." (N.B. 139/53)

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application for consideration—approval of working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station,

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lubratorium, car washing, motor vehicle repairs and office; and permitting the sale and display of used cars and parking and storage of motor vehicles upon portion of plot. PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 4, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 4, 1954, by adding thereto:

"* * * that the working drawing marked 'Received May 20, 1954' (2 sheets), are hereby approved as in substantial compliance with the resolution adopted by the Board on May 4, 1954." (N.B. 1279/53)

796-41-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Edward J. Murphy, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting in a residence and retail use district, the relocation, reconstruction and extension in area of existing gasoline selling station to include lubratorium, storeroom, motor vehicle repair shop, car washing and office and the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—207-05 Linden boulevard, north side, from 207th street to Nashville boulevard, 116-37 to 116-45 207th street, 116-44 to 116-54 Nashville boulevard and 116-38 to 116-42 208th street (Block 11080, Lot 181—formerly Lots 3, 140 and 183 and part of Lot 6), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 5, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 10, 1952 and June 16, 1953; and

WHEREAS, the resolution was amended on October 14, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 5, 1951, as thereafter amended by resolutions adopted through October 14, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution" (N. B. Applic. 8682/50).

1028-41-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Remuda Realty Holding Corp., owner (Oscar Stecher, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—29-07 Seagirt avenue, south side and 29-14 Lewmay road, north side, 184 ft. west of Beach 29th street (Block 300, Lot 16), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, term of variance extended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 6, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 6, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of five (5) years, from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six (6) months from the date of this amended resolution." (Alt. Applic. 1383/50)

1029-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southwest corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 14, 1942, on certain conditions; and

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WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved December 8, 1942; and

WHEREAS, revised plans were approved as being in substantial compliance with the requirements of the Board's resolution and time to obtain permits and complete the work was extended November 20, 1951; and

WHEREAS, amended working drawings were approved as being in substantial compliance with the requirements of the Board's resolution and time was extended to obtain permits and complete the work was extended on September 9, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942 as thereafter *amended* by resolutions adopted through September 9, 1952 only so far as it has reference to the time within which to obtain a certificate of occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that all permits have been obtained and work will be completed within the specified time, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 511/41)

1101-41-BZ—Vol. II

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7h of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the additional uses of a motor vehicle repair shop with hand tools only, and the parking and storage of motor vehicles on unbuilt upon portion of the lot in addition to motor vehicles being parked for service.

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 21, 1950, on certain conditions; and

WHEREAS, the resolution was amended on December 9, 1952; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 9, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 21, 1950 as *amended* by resolution adopted on December 9, 1952, only so far as it has reference to obtaining a certificate of occupancy, so that as *amended* this portion of the resolution shall read:

"* * * that in view of statement by applicant that all work has been completed and all permits have been obtained, that a certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (N.B. Applic. 2422/41)

115-47-BZ—Vol. II

APPLICANT—Simeon Heller, for Bulova Watch Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the change in occupancy from laundry and offices (previously granted by the board) to the storage of machinery parts and offices.

PREMISES AFFECTED—40-23 62nd street, east side, 215.20 ft. south of Woodside avenue (Block 1337, Lot 23), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 8, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1948, as thereafter *amended* by resolution adopted December 8, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed and a certificate of occupancy obtained and any other permits necessary shall be obtained within six (6) months from the date of this *amended* resolution" (Alt. Applic. 866/53).

127-52-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—472 West 22nd street, south side, 100 ft. east of 10th avenue (Block 719, Lot 81), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer and Leonard H. Mandel.

For Opposition: Gabriel Zuckerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 22, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, so that as *amended* this portion of the resolution shall read:

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"* * * that the extension of the variance as to the parking use may be extended until a public hearing has been held and a decision rendered as to the use of this lot in conjunction with the adjoining lots, Nos. 77, 78, 79, 80" (Alt. 190/52).

145-52-BZ

APPLICANT—August Niewenhous, owner (Salvatore Sullo, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—363-369 East 152nd street, north side, 100 ft. east of Courtlandt avenue (Block 2399, Lot 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Howard Seltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h, for a term of two (2) years, from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a new certificate of occupancy shall be obtained." (Alt. Applic. 72-52)

570-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Notrome Realty Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to pumps—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and permitting the parking of motor vehicles waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—60-11 Queens boulevard, 44-01 to 44-07 60th street, northeast corner, 44-02 to 44-06 61st street and 60-02 to 60-20 44th avenue (Block 1338, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 24, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 24, 1953, only so far as it has reference to the distance from the building line of the pumps, so that as amended this portion of the resolution shall read:

"* * * that so long as the existing pumps remain, they may continue at the distance from the building line as indicated on revised plan marked 'Received May 25, 1954' (1 sheet), but if replaced by new pumps, such new pumps shall be located as required in resolution adopted on March 24, 1953." (N.B. 3797/52)

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage of patrons' motor vehicles.

PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road (Block 3671, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 28, 1953 and February 9, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 10, 1953, as amended by resolution adopted February 9, 1954, by adding thereto:

"* * * that the location, construction and arrangement of the buildings may be as indicated on revised plan marked 'Received June 4, 1954,' (1 sheet), on condition that in all other respects the resolutions above cited shall be complied with." (N.B. 943/52)

829-52-A

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—904 Bolton avenue, entire block bounded by Story avenue, Houghton avenue, White Plains road and Bolton avenue (Block 3671, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, by adding thereto:

"* * * that the arrangement and construction of the building may be as indicated on revised plan marked 'Received June 4, 1952' (1 sheet), *on condition* that in all other respects the resolution adopted by the Board on February 10, 1953, shall be complied with." (N.B. 943/52)

835-52-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7A, 7i and 7h of the zoning resolution, permitting in a business use district the extension of existing accessory building on gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs and office; and permitting the parking and storage of motor vehicles awaiting service, with a business entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—1508 Bushwick avenue, southeast corner of Furman avenue (Block 3466, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that construction permits have been obtained and the work was completed prior to the expiration of the term under Section 22A, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 613/52)

866-52-BZ

APPLICANT—Ludwig P. Bono, for David Feldberg, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting

in a residence use, E-1 area district, the change in occupancy from one-family attached dwelling to two-family dwelling.

PREMISES AFFECTED—2522 Woodhull avenue, east side, 275 ft. north of Mace avenue (Block 4482, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis Battaglia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and that additional time is necessary to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution." (Alt. Applic. 824/52)

875-52-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station to include lubritorium, car washing (not automatic), motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—77-17 Queens boulevard, north side, 160 ft. west of Albion street (Block 1536, Lot 108), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A

MINUTES

of the zoning resolution from the date of this *amended* resolution; that the curb cuts heretofore permitted under the resolution above cited may be two (2) 30 ft. in width instead of two (2) 25 ft. in width as required, provided no curb cut is nearer than 5 ft. to a side lot line as prolonged." (Alt. Applic. 2360/52)

57-53-BZ

APPLICANT—H. Herbert Lilien and Clarence Lilien, for Land Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the erection and maintenance of a business building (stores and retail market).

PREMISES AFFECTED—1120-1132 Ogden avenue, east side, 75 ft. north of West 166th street (Block 2514, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Herbert Lilien.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (N. B. Applic. 1486/52).

118-53-BZ

APPLICANT—John F. Fitzsimons, for Anna, Albert and George W. Miranda, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (retail stores) with a loading and unloading area, and permitting a business entrance (curb cut) to rear of proposed structure.

PREMISES AFFECTED—106-57 to 106-65 160th street and 100-01 to 100-09 107th avenue, northeast corner (Block 10128, Lots 48 and 50), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and permits issued and work is in progress, that all work shall be completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (Misc. Applic. 7417/52).

341-53-BZ

APPLICANT—Maxon, Sells and Ficke, for Gold Coast Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a building to be used as stores and multiple dwelling, using more than the area permitted at curb level, and with show windows nearer to residence use district than is permitted.

PREMISES AFFECTED—1439-1509 York avenue, west side, from East 79th to East 80th streets; 431-439 East 79th street and 434-438 East 80th street (Block 1559, Lots 19-30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Lester H. Maxon and Joel W. Schenker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution" (N. B. Applic. 3/53).

148-54-BZ

APPLICANT—Julius Eckmann, for Burndy Engineering Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7b of the zoning resolution, permitting the extension from an unrestricted use district into the business use district, for the manufacturing of electrical connectors and appliances (making sand molds, melting of metal, pouring of metal into moulds, extraction of castings and grinding and finishing of castings).

PREMISES AFFECTED—183-87 Bruckner boulevard, northwest corner of East 136th street (Block 2565, Lot 20), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 4, 1954, by adding thereto:

"* * * that in the event the owner desires to install five intake fans on the vertical section above the roof, as against three formerly approved, that such fans of 6,000 cu. ft. per minute capacity may be substituted for the three of the same total capacity as previously approved, on condition that in all other respects the resolution as adopted on May 4, 1954, shall be complied with."

and as to time within which to complete the work, so that as amended this portion of the resolution shall read:

"* * * that all permits shall be obtained and all work promptly completed within three (3) months from the date of this amended resolution." (Alt. Applic. 972/53)

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the proposed use of premises as a gasoline service station, lubricatorium, office, storage, salesroom, auto repairs and car washing; previously granted on condition re parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway (Block 589, Lot 67), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alberico Pompa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

737-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bridge Motors, Inc., owner (Joseph Liss, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the proposed change in occupancy from parking and storage of not more than five motor vehicles and used car sales lot to erection and maintenance of gasoline service station, office and parking and storage of motor vehicles.

PREMISES AFFECTED—1171-1185 River avenue, west side, 100 ft. south of East 167th street (Block 2496, Lot 64), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

624-39-BZ—Vol. V

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. V—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection of a gasoline service station, lubricatorium and car washing, for a term of ten years.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, south side, 445 ft. east of Utopia parkway (Block 7227, Lot 29), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure, to consider extension of the building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

234-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street (Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58) Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 7, 1954, at 10 A.M., to permit two publications in the Bulletin and obtain a new determination from the Borough Superintendent in view of the time to complete having expired on February 17, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

695-49-BZ—Vol. III

APPLICANT—Halperin, Natanson, Shivitz and Scholer, for Patsy Baselice, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage lot for more than 5 motor vehicles; previously granted on condition re the erection and maintenance of a business building.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue (Block 2314, Lot 58), Borough of The Bronx.

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APPEARANCES—

For Applicant: B. Tannenbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

276-51-BZ

APPLICANT—Max Horn, for John White, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th street, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street, (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and John White.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 7, 1954, subject to the regular procedure, waiving all requirements except a new decision from the borough superintendent and two publications in the Bulletin in view of the term of the variance having expired on April 1, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles; proposed curb cuts and show window contrary; previously granted on condition.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner (Block 4761, Lots 37, 39, 40, 41 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the usual procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to dwelling—re Application (decision of the borough superintendent) previously

granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing building into the residence use portion of plot, using more than the permitted area.

PREMISES AFFECTED—1116-1122 Kings Highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street (Block 6794, Lots 14, 21, 22, 23 and 88), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 7, 1954, 10 A.M., waiving all requirements except a new decision of the borough superintendent and new plans, which have been filed, and notification by registered mail to owners who are affected on East 12th street within the area of notification.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a kiddie park (amusement rides) and arcade buildings, with show windows nearer the residence use district than is permitted, and permitting the parking of patrons' cars (no fee charged), (previously granted by the Board, the erection and maintenance of a restaurant with signs on face of building—never built).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner (Block 7509, Lots 125 and 129) Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

304-52-BZ

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 7A of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a motor vehicle repair shop on existing used car sales lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—1489 Bruckner boulevard and 100 Evergreen avenue, northeast corner (Block 3712, Lot 7), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for reopening withdrawn. The applicant states that a portion of Lot 7, in which

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

the proposed building was permitted, has been sold to the adjoining owner of Lot 1 (Cal. No. 37-50-BZ—Vol. II), and Lot 75.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

842-53-BZ

APPLICANT—Maxfield Blaubeux, for Norma and Irma
Gerystone, owners.

SUBJECT—Application for consideration—reopening and
amendment of resolution—re Application (decision of the
borough superintendent) previously granted on condition,
under section 21 of the zoning resolution, permitting in a
residence use, G area district, the demolition of existing one-
car garage and the erection and maintenance of a two-car
garage nearer to the side and rear lot lines than is permitted,
and using more than the area permitted for residence and
garage.

PREMISES AFFECTED—660 East 17th street, west side,
80 ft. 4½ in. south of Foster avenue (Block 5237, Lot 103),
rear building, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elkan Turk.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Request for reopening dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
April 27, 1954, on certain conditions; and

WHEREAS, a request was made for an amendment of the
resolution; and

WHEREAS, a request was made for an additional finding in
connection with the resolution adopted April 27, 1954; and

WHEREAS, the Board deemed that there was no justification
for reopening.

Resolved, that this application for reopening and amendment
of the resolution be and it hereby is *dismissed*.

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

WARNING

Notice is hereby given to all appellants and applicants,
and to all lawyers, architects and engineers representing
owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by rep-
resentative at the hearing of their case, dismissal for lack
of prosecution is likely to result.

Second, That due and ample notice of the date set for
hearing is provided in the publication in this BULLETIN of
the calendars of the Board, each case being set down by
Calendar Number and the premises under the date of the
hearing.

Third, That no plea of ignorance of the date of the
hearing can be entertained in view of this publication and
of the posting of the calendars on the bulletin board in the
offices of the Board and of the further publication of the
calendars in the daily press.

Fourth, That no one is entitled to written notice of the
date for the hearing in his case, and that the plea of failure
to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all
cases promptly; therefore, no appeal or application will
be held in abeyance by reason of failure of the appellant
or applicant to file necessary data, or by any other method
of delay.

Sixth, That no appeal or application will be accepted for
filing unless, at the time of filing, all papers, plans and data
required by law are supplied, as specified on the blank
appeal or application forms.

Applicants, under the building zone resolution, are en-
titled to one copy of Form 7NO.

If they desire additional copies, for their own conve-
nience in notifying proper owners, they may obtain such
copies at the office of the Board of Standards and Appeals,
Room 1014, Municipal Building, Manhattan, at five cents
each—postage to be added if the forms are forwarded by
mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 26

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 11, 1954, Copy of Petition and Order of Certiorari was
served on the Board by James S. Painton, attorney for petitioner
and owner, James Ciccarelli, seeking a review of the Board's deter-
mination on May 11, 1954, denying application under Section 21 of
the Zoning Resolution, to permit in a residence use district the
erection and maintenance of a garage for more than five fuel oil
trucks belonging to the owner; Cal. No. 641-53-BZ; Premises 359
Beach 85th street, west side, 224 ft. north of Beach Channel Drive,
Arverne, Borough of Queens.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of the same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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468-54-BZ—H.B.Q.—175-33 to 175-41 Horace Harding boulevard and 59-02 to 59-08 Utopia parkway, northwest corner and 175-50 to 175-60 59th avenue, Block 6890, Lot 1, Fresh Meadow, Borough of Queens, Alt. 1109-54—re gasoline service station, lubricatorium, etc., parking of cars waiting to be serviced, etc.

469-54-BZ—H.B.Bx.—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx, Amendment to Alt. 134-54—re proposed change in occupancy from present gasoline service station, office, 13 non-storage garages for motor vehicles to gasoline service station office and 7 non-storage garages and repair shop.

470-54-A—H.B.M.—141-143 West 28th street, north side, 224 ft. 2 $\frac{3}{4}$ in. east of 7th avenue, Block 804, Lot 13, Borough of Manhattan, Alt. 1833-53—re two legal means of egress.

471-54-A—F.D.—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan, Decision re Order Nos. 3033-54 and 3034-54—re install an approved wet automatic sprinkler system, etc.

472-54-BZ—H.B.B.—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn, Alt. 4250-53—re change in occupancy from public garage and office to warehouse and office.

473-54-A—H.B.B.—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn, Alt. 4250-53—re provide two means of egress from all floors, etc.

474-54-A—H.B.M.—206 Centre street, east side, 110 ft. 7 $\frac{1}{4}$ in. north of Hester street, Block 235, Lot 4, Borough of Manhattan, Alt. 503-54—re two means of egress from all floors, etc.

475-54-A—H.B.M.—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan, Alt. 403-54—re two means of egress from all floors including cellar, etc.

476-54-SA—Automatic Pendent Spray Sprinkler, Model 38-700, manufactured by Automatic Sprinkler Corp of America, Appliance.

477-54-SA—Automatic Upright Spray Sprinkler, Mode 38-600, manufactured by Automatic Sprinkler Corp. of America, Appliance.

478-54-SA—New Stanflame Gas Conversion Burner, Model GC-1, GC-1-A and GC-2, manufactured by American Radiator and Standard Sanitary Corp., Appliance.

479-54-A—F.D.—re: Packaging of inflammable mixtures known as "Colodion Emulsion, Red-Flo Sensitizer, Blue-Flo Sensitizer and Black-Flo Sensitizer" in one quart glass containers (capacity of containers not in conformity with Administrative Code requirements).

480-54-SA—Porto-Fill Unit (beverage mixer and dispenser), manufactured by Ohio Beverage Dispensers, Inc., Appliance.

481-54-A—H.B.B.—101 Varet street, north side, 125 ft. west of Humboldt street, 2nd floor; Block 3106, Lot 29, Borough of Brooklyn, Alt. 1372-54—re two means of egress from every floor.

482-54-A—H.B.M.—195 William street, west side, 103 ft. 9 $\frac{1}{2}$ in. south of Frankfort street, cellar; Block 102, Lot 12, Borough of Manhattan, Amendment to Alt. 155-54—re egress from cellar unacceptable—omission of partition.

483-54-A—H.B.M.—197 William street, west side, 75 ft. $\frac{1}{2}$ in. south of Frankfort street, cellar; Block 102, Lot 11, Borough of Manhattan, Amendment to Alt. 156-54—re egress from cellar unacceptable—omission of partition.

484-54-A—H.B.M.—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan, Amendment to Alt. 379-54—re two means of egress from cellar, etc.

485-54-A—H.B.M.—222-224 East 51st street, south side, 260 ft. east of 3rd avenue, basement; Block 280, Lot 42, Borough of Manhattan, Amendment to Alt. 1457-52.

486-54-A—H.B.M.—35 West 56th street, north side, 369 ft. east of Avenue of The Americas (6th), Block 1272, Lot 16, Borough of Manhattan, Alt. 277-54—re change in use of building—from dwelling to offices.

487-54-BZ—H.B.B.—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond, N.B. 275-54—re G area district—proposed dwelling 10 feet from street on which it fronts.

488-54-A—H.B.Q.—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Richmond Hill, Borough of Queens, Misc. 1478-45—re use of Transite Asbestos Pipe.

489-54-SA—Delco Pressure Atomizing Oil Burner, Model H-200; Paragon Pressure Atomizing Oil Burner, Model P-200U and to be marketed also as Homart Pressure Atomizing Oil Burner, Model 726.201, manufactured by Delco Appliance Division of General Motors Corp., Appliance.

CALENDAR

Restored to Docket

557-28-BZ—Vol. II—H.B.Bx.—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx, Alt. 342-54.

249-29-BZ—Vol. III—H.B.B.—3094 Avenue S, Fork, south side, from Brigham street to Gerritsen avenue; 2119 Brigham street and 2228 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn, N.B. 338-54.

419-39-SM—Vol. II—Macomber V Joist (reopened for test and report for amendment of prior approval) manufactured by Macomber Inc., Material.

448-46-BZ—Vol. III—H.B.B.—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn, Alt. 1306-54.

453-47-BZ—Vol. II—H.B.B.—2025-2039 Atlantic avenue and 214-228 Hopkinson avenue, northwest corner and 23-31 Radde place, Block 1564, Lots 1 and 3, Borough of Brooklyn, Alt. 1454-54.

86-47-SA—Vol. II—Pyrene Air Foam Equipment (systems for extinguishing flammable liquid fires), manufactured by Pyrene Manufacturing Co., Appliance.

321-49-BZ—Vol. II—H.B.Q.—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens, Alt. 776-54.

483-50-BZ—Vol. II—H.B.M.—5140-5160 Broadway, northeast corner of West 220th street and southeast corner of 9th avenue, Block 2215, Lot 842, Borough of Manhattan, N.B. 35-54.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas—Fired Central Furnace, Models FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A, FUB-100A, UH-40, UH-60, UH-80 and UH-100 (reopened for report as to amendment for additional models), manufactured for Norman Products Co., Appliance.

909-50-A—Vol. II—H.B.M.—446 West 36th street, south side, 200 ft. east of 10th avenue, Block 733, Lot 62, Borough of Manhattan, Alt. 736-54.

174-52-BZ—Vol. II—H.B.Q.—59-05 to 59-15 Arverne boulevard and 224-230 Beach 60th street, southeast corner, Block 384, Lot 12, Arverne, Borough of Queens, Alt. 775-54.

62-53-BZ—Vol. II—H.B.Q.—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens, N.B. 69-53.

771-53-A—H.B.Bx.—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx, Amendment to N.B. 141-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 29, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 29, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

569-46-BZ—Vol. II

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened November 24, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, B area district the extension of existing structure (factory and warehouse) using more than the area permitted, and without the required rear yard.

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PREMISES AFFECTED—47-15 49th street, east side, 115 ft. south of 47th avenue (Block 2287, Lot 24), Woodside, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Corp., lessee).

SUBJECT—Application reopened March 9, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the change in use from paper box manufacturing on the first and second floors, to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on first floor, and on second floor to manufacturing of counters, bars, tables, polishing, drilling, and cutting of metal shapes and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue (Block 1773, Lot 64), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

413-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 119-20 Corporation, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of plot the extension of loading and loading area in the present open area fronting on Victoria road.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), St. Albans, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

896-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Sun Oil Company, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories and office.

PREMISES AFFECTED—135-45 Cross Bay boulevard, northeast corner of Pitkin avenue (Block 11512, Lot 27), Ozone Park, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision; hearing closed.

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use portion the maintenance of existing class V building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

785-53-A

APPLICANT—Lama, Proskauer and Prober, for J.R.V. Building Corp., owner.

SUBJECT—Application October 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner (Block 6548, Lot 34), Borough of Brooklyn.

802-53-BZ

APPLICANT—Leonard F. Rothkrug, for The Greater New York Savings Bank, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for the use of employees and depositors of the Savings Bank on adjoining lot.

PREMISES AFFECTED—794-798 East 2nd street, west side, 90 ft. 8 in. north of 18th avenue (Block 5408, Lot 36 and part of Lot 37), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

903-53-BZ

APPLICANT—Max Horn and Michael Alfano, for Irene C. Kellner, owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years in the business use portion of a lot, located in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—1235 Givan avenue, north side, from Gun Hill road to Pearsall avenue and 1223 Gun Hill road (Block 4732, Lot 35), Borough of The Bronx.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

17-54-BZ

APPLICANT—Charles Abrahams, for Reem Realty Corp., owner (Long Island Mattress Co., Inc., lessee).

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story and mezzanine class 1 structure using more than the area permitted.

PREMISES AFFECTED—368-392 Richardson street and 439-447 Vandervoort avenue, southwest corner (Block 2860, Lot 14), Borough of Brooklyn.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

45-54-BZ

APPLICANT—A. H. Salkowitz, for Jack Goodstein, owner.

SUBJECT—Application January 26, 1954—(decision of the borough superintendent) under sections 7h and 21 of the zoning resolution to permit in the business use district portion of a plot located in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and offices, using more than the area permitted, and to permit the parking of patrons' and employees' cars (no fee) in residence use portion of plot.

PREMISES AFFECTED—138-23 to 138-37 Queens boulevard, east side, 101.07 ft. north of 86th avenue (Block 9649, Lot 29), Kew Gardens, Borough of Queens.

Laid over from June 2, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application November 12, 1953—(decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit in a residence use district the parking and storage of motor vehicles, on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts lane and 683-695 Conduit boulevard, northwest corner (Block 4240, Lot 11), Borough of Brooklyn.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision.

875-53-BZ

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Application December 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the erection and maintenance of a multiple dwelling.

PREMISES AFFECTED—193-06 to 193-18 Hillside avenue and 88-07 193rd street, southeast corner and 88-08 195th street (Block 10461, Lot 1), Hollis, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; herein closed; applicant to submit corrected affidavit clearly setting forth the owners of the entire premises; then to June 29, 1954, for inspection and decision; hearing previously closed.

12-54-BZ

APPLICANT—John F. Fitzsimons, for Frank C. Tortora, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a one family dwelling and accessory real estate office, for a term of ten years.

PREMISES AFFECTED—45-12 Francis Lewis boulevard, west side, 80 ft. north of 45th road (Block 5538, Lot 34), Bayside, Borough of Queens.

Laid over from May 18, 1954 to June 8, 1954, for inspection and decision; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application December 1, 1953—(decision of the borough superintendent) under sections 7c, 7A, 21 and 7h of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows nearer the residence use district than is permitted, and to permit the parking of patrons motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54 84th drive and 138-01 to 138-07 Queens boulevard, southeast corner (Block 9649, Lot 44), Briarwood, Borough of Queens.

Laid over from April 27th, 1954 to May 18, 1954, for applicant to submit corrected area plans and for decision; then to May 25, 1954, for decision without further argument; hearing previously closed; then to June 8, 1954, for applicant to file revised plans; then to June 29, 1954, for inspection and decision without further argument; hearing closed.

246-50-BZ—Vol. III

APPLICANT—Paul Friedman, for Shorewood Realty Corp., owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield

boulevard, southeast corner of 114th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

316-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Feldstein Realty Corp., owner.

SUBJECT—Application reopened February 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the extension to existing building to be used for furniture manufacturing with power saws, storage, spraying and showroom and offices.

PREMISES AFFECTED—2667-2677 Fulton street and 95-105 New Jersey avenue, northeast corner and 96-100 Vermont street (Block 3661, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

1105-41-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cord Meyer Company, owner.

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service and selling station, lubritorium, car washing, motor vehicle repairs, automobile sales and showroom, and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—91-20 Roosevelt avenue, southeast corner of Benham street (Block 1550, Lot 10), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision; applicant to file revised plans; hearing closed.

866-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application reopened as Vol. II December 1, 1953—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office; and to permit the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop) to be used for storage of auto accessories, and to permit the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lots 26, 28 and 29), Richmond Hill, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

13-53-BZ

APPLICANT—Harold J. Hughes, for Cortland Realty Co. of New York, owner (Phil Schoenberg, lessee).

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue (Block 1490, Lot 18), Jackson Heights, Borough of Queens.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

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SUBJECT—Application February 4, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner (Block 3949, Lot 1), Borough of Brooklyn.

Laid over from June 8, 1954, to June 29, 1954, for inspection and decision without further argument; hearing closed.

386-44-BZ—Vol. III

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply Inc., owner.

SUBJECT—Application reopened November 11, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension of permissible percentage of coverage of existing laundry, and in use and area, using more than the permitted area.

PREMISES AFFECTED—420 Targee street, 31 Roff street, northwest corner and 32 Irving place, Block 642, Lot 1, Stapleton, Borough of Richmond.

Laid over May 25, 1954, for inspection and decision; date to be set.

684-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, with a business sign (pylon and clock).

PREMISES AFFECTED—3315 Hylan boulevard, southwest corner of Hopkins avenue, Block 4987, Lot 25, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date to be set.

691-53-BZ

APPLICANT—Irving M. Fenichel, for Ben Levee, owner.

SUBJECT—Application September 30, 1953—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the extension to existing structure (restaurant, bar and cabaret) with a canopy projecting into set back area, and to permit the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees, and to permit the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue, Block 4987, Lot 1, Bay terrace, Borough of Richmond.

Laid over from May 11, 1954 for inspection and decision without further argument; date of decision to be set.

943-53-BZ

APPLICANT—Max Horn, for Allerton N. Y. Corp., owner.

SUBJECT—Application December 22, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing hotel on 2nd, 3rd, 13th, 15th, and 16th floors, from hotel use, to business use (offices).

PREMISES AFFECTED—22 East 38th street and 241-245 Madison avenue, southeast corner (Block 867, Lot 55), Borough of Manhattan.

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for inspection and decision without further argument; hearing previously closed.

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubritorium, wheel alignment, brake-testing, car washing, accessory sales, loading and unloading berth, and office; and to permit the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner (Block 665, Lots 6 and 19, Borough of Brooklyn).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision, pending action by the Board of Estimate as to Section 21-A; hearing closed; then to June 29, 1954, for applicant to file revised plans and statement from the Planning Commission.

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregorio, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the zoning resolution) under section 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—1499 Bruckner boulevard, northwest corner of Wheeler avenue (Block 3712, Lots 1, 5 and 75), Borough of The Bronx.

Laid over from June 15, 1954 to June 29, 1954 for further consideration and decision by the Board after applicant has submitted information as to ownership of part of lot 1; hearing closed.

821-53-BZ—Vol. II

APPLICANT—Abraham Grossman, for Biegel and Feig Realty Co., owner.

SUBJECT—Application reopened March 30, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in an unrestricted, business and residence use, B area district the alteration of existing building and use of roof for the parking and storage of more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—206 West 102nd street, south side, 129 ft. 10½ in. west of Amsterdam avenue (Block 1873, Lot 38), Borough of Manhattan.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision; hearing closed.

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application November 20, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road (Block 4591, Lots 48-51 inclusive), Borough of Brooklyn.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision without further argument.

CALENDAR

908-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—186-188 Henry street, south side, 95 ft. 4 in. east of Jefferson street (Block 270, Lots 56 and 57), Borough of Manhattan.

Laid over from June 15, 1954 to June 29, 1954, for inspection and decision; hearing closed.

909-53-BZ

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owners.

SUBJECT—Application December 24, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street (Block 270, Lot 38), Borough of Manhattan.

Laid over to June 29, 1954, for inspection and decision in conjunction with Cal. 908-53-BZ.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

Laid over from May 11, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, at request of applicant—applicant to advise Board more fully as to proposed tenant; then to June 29, 1954, for applicant to submit letter as to lessee, term of lease and rental; hearing previously closed.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens).

Laid over from May 25, 1954, to June 15, 1954, for inspection and decision without further argument; hearing closed; then to June 22, 1954, for inspection and decision without further argument; hearing closed; then to June 29, 1954, for applicant to file letter as to proposed tenants and the proposed type of occupancy; no further argument.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

Laid over from June 22, 1954, to June 29, 1954, for applicant to submit additional information.

164-52-BZ

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application reopened June 2, 1954 for consideration as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff avenue, southwest corner of 159th street, Block 12162, Lot 34, South Jamaica, Borough of Queens.

63-46-BZ—Vol. II

APPLICANT—Henry Nordheim for Durex Distributors, Inc., new owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—for consideration as to change in building—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street, Block 11475, Lot 1, Richmond Hill, Borough of Queens.

225-36-BZ—Vol. II

APPLICANT—Lamb and Lamb, for The North American Holding Corp., owner.

SUBJECT—Application reopened March 9, 1954, as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district for a term of twenty years, the use of part of first floor as stores, in existing class A multiple dwelling.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner (Block 2456, Lot 163), Borough of The Bronx.

732-41-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application reopened December 22, 1953 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of accessory building and the reconstruction of existing gasoline service station to include new accessory building with lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—100-01 to 100-15 Beach Cannel drive and 332-340 Beach 101st street, southeast corner and 331-337 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

165-48-BZ—Vol. II

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened December 8, 1953 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service, lubritorium, motor vehicle repairs and restaurant.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner (Block 4494, Lots 44 and 46), Borough of The Bronx.

CALENDAR

189-49-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Company, lessee).

SUBJECT—Application reopened September 22, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—6571 Broadway, northwest corner of West 260th street (Block 3423N, Lot 1059), Borough of The Bronx.

317-49-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Jacob Sharnack, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re (decision of the borough superintendent) under sections 21 and 19A(h) of the zoning resolution, to permit in an unrestricted use, C area district the change in occupancy from manufacturing, bottling works, loading platform and storage of beverages and trucks, offices, restrooms, and tank room, to bottling works, factories and offices, using more than the area permitted, and without the required height for entrance of loading berth.

PREMISES AFFECTED—1036-1044 Beach 22nd street, east side, 325 ft. north of Cornaga avenue (Block 214, Lot 27), Far Rockaway, Borough of Queens.

624-53-BZ

APPLICANT—Leonard F. Rothkrug, for Harry I. Williams, owner.

SUBJECT—Application August 18, 1953—(decision of the borough superintendent) under section 19A(i) of the zoning resolution, to permit in a residence use district an entrance to loading and unloading space, nearer to the intersection than permitted.

PREMISES AFFECTED—132 Dwight street, southwest corner of Dikeman street (Block 588, Lot 29), Borough of Brooklyn.

8-54-BZ

APPLICANT—Armor Elevator Co., Inc., for Valentine Geib, owner (Valentine Geib, Jr., lessee).

SUBJECT—Application January 8, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles of employees of Armor Elevator Co., Inc.

PREMISES AFFECTED—35-25 33rd street, east side, 240.22 ft. south of 35th avenue (Block 606, Lot 12), Long Island City, Borough of Queens.

19-54-BZ

APPLICANT—Henry George Greene, for William Dropkin, owner.

SUBJECT—Application January 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the demolition of existing structures and to permit the parking and storage of motor vehicles on unbuilt upon plot.

PREMISES AFFECTED—349-359 West 27th street, north side, 163 ft. 9 in. east of 9th avenue (Block 751, Lots 9-15 inclusive), Borough of Manhattan.

33-54-BZ

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in the business use, D area district portion of a lot located in a residence and business use district the erection and maintenance of a business structure, using more than the area permitted, with entrance to loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

34-54-A

APPLICANT—Ingram S. Carner, for Curatola Bros., owner.

SUBJECT—Application January 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-16 Rockaway boulevard, south side, 25.01 ft. west of 114th place (Block 11706, Lot 37), Ozone Park, Borough of Queens.

73-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Rossbach Realty Corp., owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under sections 21 and 19A of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of stores, using more than the area permitted, and without the required loading berth.

PREMISES AFFECTED—2003-2009 Avenue U, north side, 25 ft. east of Ocean avenue (Block 7325, Lot 46), Borough of Brooklyn.

118-54-BZ

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. DeGregario, owners (Soundview Fireproofing, Clauson Auto Service Co., and Corer Service Station, Inc., lessees).

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, retail and business use district the continuation of existing gasoline service station and accessory uses; and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle repairs (previously used as a junk yard); and the continuation of storage of contractors equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractors equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues (Block 3648, Lots 20 and 35), Borough of The Bronx.

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald and The Clareve Corp., owners.

SUBJECT—Application March 2, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit for a term of fifteen years in the retail use portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store, and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner (Block 4871, Lots 1 and 72), Borough of the Bronx.

241-54-BZ

APPLICANT—Paul Resnick, for 120 East 66th, Inc., owner.

SUBJECT—Application April 8, 1954—(decision of the borough superintendent) under section 19B(d) of the zoning resolution, to permit in a residence use district the erection and maintenance of a class A multiple dwelling, without the required space for the parking or storage of passenger automobiles.

PREMISES AFFECTED—114-120 East 66th street, south side, 150 ft. west of Lexington avenue (Block 1400, Lots 62-65 inclusive), Borough of Manhattan.

CALENDAR

126-54-BZ

APPLICANT—M. Martin Elkind, for Pasqual Falcone, owner.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the extension to existing dwelling without the required set back from street line, and without the required side yard.

PREMISES AFFECTED—102-02 217th place and 217-30 102nd avenue, southwest corner, Block 11094, Lot 19, Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 29, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 29, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

537-53-A

APPLICANT—Julius Eckmann, for 174 Wooster street, owner.

SUBJECT—Application July 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—174 Wooster street, east side, 100 ft. north of West Houston street (Block 524, Lot 35), Borough of Manhattan.

249-54-A

APPLICANT—Loft Candy Corp., owner.

SUBJECT—Application March 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38-38 9th street, northwest corner of 40th avenue (Block 476, Lot 1), Long Island City, Borough of Queens.

793-53-A

APPLICANT—Henry W. Redlien, for Flobos Realty Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191 Flatbush avenue, east side, 51.9 ft. south of Pacific street (Block 1127, Lot 11); (2nd floor), Borough of Brooklyn.

202-42-A—Vol. II

APPLICANT—Fort Green Refrigerating Service, Inc., lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west side, 230 ft. north of Atlantic avenue, Block 2001, Lot 28; 171-173 Fort Greene place, east side, 314 ft. 10 in. north of Atlantic avenue, Block 2002, Lots 14 and 15; 189-191 Fort Greene place, east side, 140 ft. 3 in. north of Atlantic avenue, Block 2002, Lot 5, Borough of Brooklyn.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 E. 94th St., Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north side, 130 ft. east of 3rd avenue, 5th floor; Block 1540, Lot 6, Borough of Manhattan.

289-53-A

APPLICANT—James Whitford, for St. Johns Evangelical Lutheran Church of Richmond Co., owner.

SUBJECT—Application April 22, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—663 Manor road, northeast corner of Reon avenue, 1st floor, Block 707, Lot 243, Four Corners, Borough of Richmond.

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue, 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

308-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-53 222nd street, east side, 89.64 ft. (95.33 ft.) north of 37th avenue, Block 6192, Lot 8, Bayside, Borough of Queens.

307-54-A

APPLICANT—Ingram S. Carner, for House Panoramic, Inc., owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-47 222nd street, east side, 135.64 ft. (141.33 ft.) north of 37th avenue, Block 6192, Lot 10, Bayside, Borough of Queens.

324-52-A

APPLICANT—Keogh, Brennan and Maged, for Alley Park Housing Corp., owner.

SUBJECT—Application April 23, 1952—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—61-51 to 61-53 Springfield boulevard; 221-52 to 221-78 Horace Harding boulevard; 221-07 to 221-29 64th avenue; 61-20 to 61-78 223rd place; 61-02 to 61-16 224th street (Block 7644, Lot 2); 61-19 to 61-69 and 64-01 to 64-71 223rd place; 61-22 to 61-52 and 64-02 to 64-40 224th street; 223-01 to 223-63 65th avenue (Block 7558, Lot 2); 224-47 to 224-65 67th avenue; 64-03 to 64-39 and 65-27 to 65-57 224th street; 224-02 to 224-64th avenue and 65-01 to 65-25 65th avenue (Block 7660, Lot 2), Bayside, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application September 4, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

565-46-A—Vol. II

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue, south side, 1250 ft. east of Queens boulevard (Block 1536, Lots 52 and 53), Elmhurst, Borough of Queens.

45-52-A

APPLICANT—Samuel J. Stich, d/b/a Boston Road Associates, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—843 East 172nd street and 1560-1570 Boston road, southeast corner, Block 2967, Lot 1, Borough of The Bronx.

779-53-A

APPLICANT—Albert Melniker, for Emanuel Berger, owner.

SUBJECT—Application October 30, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—636 Bay street, west side, 51 ft. south of Canal street (Block 524, Lot 27), Stapleton, Borough of Richmond.

232-52-A—Vol. II

APPLICANT—Burke, Green and Groh, for Endmur Realty Corp., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—165-18 to 165-28 Hillside avenue, southwest corner of Merrick boulevard (Block 9816, Lot 41), Jamaica, Borough of Queens.

451-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application reopened November 10, 1953 as Vol. II—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—67-79 Stanwix street and 16-36 Forest street, southwest corner and 11-31 Noll street, 1st and 2nd floors (Block 3145, Lot 14), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 7, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

428-53-A

APPLICANT—James H. Sheils, Commissioner of Investigation, City of New York.

OWNER OF PREMISES—Burndy Engineering Co., Inc.
SUBJECT—Application May 28, 1953—Appeal from a decision of the borough superintendent re vocation of Certificate of Occupancy 4773-48 re Alt. 361-48.

PREMISES AFFECTED—183-187 Bruckner boulevard, northwest corner of East 136th street and 185 Southern boulevard (Block 2565, Lot 20), Borough of The Bronx.

905-53-BZ

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application December 23, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A East 213 street, southeast corner of Bronxwood avenue (Block 4683, Lot 49), Borough of The Bronx.

Laid over from June 8, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

Laid over from May 18, 1954, to June 8, 1954, for inspection and decision without further argument; hearing closed. Applicant to file corrected area plan; then to June 15, 1954, for inspection and decision; hearing previously closed; then to June 22, 1954, for inspection and decision without further argument; hearing previously closed; then to July 7, 1954, for further consideration and decision. The premises have been inspected by a Committee of the Board.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision; hearing closed.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; applicant to file drawing.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southeast corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

CALENDAR

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, El area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer to street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

Laid over from June 22, 1954, to July 7, 1954, for inspection and decision without further argument; hearing closed.

395-31-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, and 7h of the zoning resolution, to permit in a residence and local retail use district the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto sales room, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs; and for the display and sale of light merchandise and incidental factory work on second floor, and to permit the parking and storage of cars on unbuilt upon portion of plot waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Laurelton, Borough of Queens.

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application reopened February 2, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 21 and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use, C area district the extension and conversion of existing areas, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

299-54-A

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application April 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—343 St. Nicholas avenue, 714 Cypress avenue and 1656-1682 Palmetto street, southeast corner of Cypress avenue (Block 3449, Lot 6), Ridgewood, Borough of Queens.

915-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Myer Fish, owner.

SUBJECT—Application reopened November 4, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station, to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—639-643 4th avenue and 170-178 19th street, southeast corner, Block 637, Lots 6 and 7, Borough of Brooklyn.

276-49-BZ—Vol. III

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under sec-

tion 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—89-91 Madison street, north side, 277 ft. east of Catherine street, Block 277, Lots 8 and 9, Borough of Manhattan.

889-52-BZ

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application December 19, 1952—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service, and auto laundry, to gasoline service station, lubricatorium, auto laundry (non automatic), motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

551-53-BZ

APPLICANT—George P. Ames, for Joseph F. Lynch, owner.

SUBJECT—Application July 16, 1953—re (decision of the borough superintendent), under sections 7i, 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, brake, battery and tire storage and service, motor vehicle repairs and to permit the parking of customers' cars waiting for service.

PREMISES AFFECTED—25-16 Francis Lewis boulevard, southwest corner of Bayside lane and 166-09 25th drive, northwest corner of Francis Lewis boulevard, Block 4914, Lot 12, Flushing, Borough of Queens.

131-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ellen Will, owner (Socony-Vacuum Oil Co., Inc., lessee).

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station and store, to include lubricatorium, car wash, motor vehicle repair shop, store and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—20-02 to 20-12 Parsons boulevard and 144-24 to 144-32 20th avenue, southwest corner, Block 4191, Lot 19, Whitestone, Borough of Queens.

7-54-BZ

APPLICANT—Burke, Green and Groh, for Turnby Building Corp., owner.

SUBJECT—Application January 8, 1954—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence use district portion of a plot located in a local retail and residence use district the parking and storage of motor vehicles for patrons of building (stores) under construction (no fee to be charged), with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-07 to 24-17 150th street, east side, from 24th road to Willets Point boulevard; 150-01 to 150-17 24th road and 150-02 to 150-10 Willets Point boulevard, Block 4695, Lot 1, Whitestone, Borough of Queens.

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corp., owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of existing structure from private garage to motor vehicle repair shop for owner's motor vehicles, and to permit the erection and maintenance of a gasoline serv-

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ice station (for use of owner only), and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—1173-1181 Madison street, north side, 250 ft. east of Central avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

122-54-BZ

APPLICANT—Dominick Salvati and Son, for Charles Modica, owner.

SUBJECT—Application February 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—2156-2172 Coyle street, west side, 100 ft. north of Avenue V, Block 7367, Lot 29, Borough of Brooklyn.

135-54-BZ

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—re (decision of borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitors' cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

136-54-A

APPLICANT—Burke, Green and Groh, for William H. Tator, owner.

SUBJECT—Application February 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

163-54-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo, owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—34 Henry street, south side, 220 ft. east of Catherine street, Block 277, Lot 41, Borough of Manhattan.

168-54-BZ

APPLICANT—Harry A. Yarish, for A. A. B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from stores and motion picture theatre to stores and public market.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner, Block 1180, Lot 6, Borough of Brooklyn.

169-54-A

APPLICANT—Harry A. Yarish, for A.A.B. Holding Corp., owner.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799-805 Washington avenue and 411 Lincoln place, southeast corner (Block 1180, Lot 6), Borough of Brooklyn.

196-54-BZ

APPLICANT—Lama, Proskauer and Prober, for West 45th Street Garage Corp., owner.

SUBJECT—Application March 12, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, B area district for a term of twenty-five years the erection and maintenance of a storage garage without the required rear yard.

PREMISES AFFECTED—251-257 West 45th street, north side 150 ft. east of 8th avenue and 254 West 46th street, Block 1017, Lots 7 and 157, Borough of Manhattan.

228-54-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, City of New York, owner.

SUBJECT—Application April 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the erection and maintenance of an extension to existing public school without the required setback from street line.

PREMISES AFFECTED—251-11 Weller avenue, northeast corner of 253rd street, Block 13578, Lot 1, Rosedale, Borough of Queens.

234-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitted in a business use district the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2001-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street, Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58, Borough of Manhattan.

276-51-BZ

APPLICANT—Max Horn, for John White, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—166-03, 166-15, 166-19 Baislev boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street, Block 12382, Lots 29 and 39, Jamaica, Borough of Queens.

811-52-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel D. Greenfield, owner.

SUBJECT—Application reopened June 15, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot, using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1734 East 12th street, Block 6794, Lots 14, 21, 22, 23 and 88, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 7, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

127-50-SA—Vol. II

APPLICANT—Vapor Heating Corp., owner-manufacturer.

SUBJECT—Application March 31, 1953—Parka Parking Lot Heater, Model AKV-4334.

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681-51-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Detrex Drycleaner Process, Model 526, approval of. Application October 4, 1951.

386-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application May 14, 1953—Detrex Dry Cleaner Process, Model 421, approval of.

102-33-SA—Vol. II

APPLICANT—Mt. Hawley Manufacturing Company, owner.
SUBJECT—Application reopened March 17, 1953 as Vol. II—Williams-Oil-O-Matic Oil Burner Model G8.

360-50-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner-manufacturer.
SUBJECT—ABC Oil Burner, Model 55, to be also marketed as Burnham Oil, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge-Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS 55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55, approval of.

707-53-SA

APPLICANT—Airtemp Division of Chrysler Corp., owner.
SUBJECT—Application September 28, 1953—Chrysler Airtemp Oil Fired Winter Conditioners, Models 5267, 5280, 5210, 5110, 5180, 5112, A-118 and A-108, approval of.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.
SUBJECT—Application May 15, 1950—ABC-O-Matic Home Laundry Automatic Washer, Model 50, approval of.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.
SUBJECT—Application April 15, 1953—Tride One and one half hour Hollow Metal Flush Type Fire Door, approval of.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.
SUBJECT—Application November 29, 1949—Long-Flex Gas Stove Connector.

138-50-SM

APPLICANT—Athol Manufacturing Company, owner-manufacturer.
SUBJECT—Application February 10, 1950—Terson 659 (flame resistant covering for folding doors), approval of.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue (Block 818, Lot 59), Borough of Manhattan.

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.
SUBJECT—Application April 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12 West 17th street, south side, 220 ft. west of 5th avenue (Block 818, Lot 58), Borough of Manhattan.

929-52-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, J. J. Blinn and Bertha Blinn, owners.
SUBJECT—Application December 31, 1952—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street (1st floor); (Block 1481, Lot 30), Borough of Brooklyn.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert, owner.
SUBJECT—Application reopened February 9, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc., owner).
SUBJECT—Application reopened November 4, 1953 as Vol. II—re Appeal from an order and decision of the fire commissioner.
PREMISES AFFECTED—22-30 West 34th street, south side, 425 ft. west of 5th avenue (Block 825, Lot 56), Borough of Manhattan.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc., owner.
SUBJECT—Application reopened November 4, 1953—Appeal from a decision re an order of the fire commissioner, (previously withdrawn).
PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.
SUBJECT—Application February 17, 1954—filed pursuant to sec. 35, General City Law re premises located in bed of a mapped street—proposed widening of Hook Creek boulevard.
PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.
SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.
PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

731-53-A

APPLICANT—Elias K. Herzog, for 1351 Amsterdam Realty Corp., owner (Hart Iron Works, lessee).
SUBJECT—Application October 13, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1351 Amsterdam avenue, east side, 25 ft. south of West 126th street and 470 West 126th street, Block 1966, Lot 108, Borough of Manhattan.

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808-53-A

APPLICANT—Siegel and Green, for W. and M. Operating Co., owner.

SUBJECT—Application November 6, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-154 Varick street, east side, from Vandam to Spring streets, 32-40 Vandam street and 247-255 Spring street, 10th floor, Block 505, Lot 1, Borough of Manhattan.

820-53-A

APPLICANT—James B. Anderson, Jr., for Ludwig Blum, William Wolf, and F. W. Woolworth Co., owners (F. W. Woolworth Co., lessee).

SUBJECT—Application November 13, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—57-37 Myrtle avenue, north side, 81 ft. west of Onderdonk avenue and 926 Onderdonk avenue, Block 3466, Lot 38, Ridgewood, Borough of Queens.

839-53-A

APPLICANT—Charles M. Spindler, for 201 Bleeker Street Corp., owner.

SUBJECT—Application November 24, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1290-1300 Greene avenue and 273-283 Wilson avenue, northeast corner, Block 3298, Lot 6, Borough of Brooklyn.

888-53-A

APPLICANT—Siegel and Green, for Frederick C. Thomson, owner (Arrow Cleaners and Dyers, Inc., lessee).

SUBJECT—Application December 16, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—637 East 132nd street, north side, 150 ft. west of Cypress avenue, Block 2546, Lot 64, Borough of The Bronx.

899-53-A

APPLICANT—Lama, Proskauer and Prober, for Paul Leiser and Sam Blumenkrantz, owners (B and L Zipper Co., lessee).

SUBJECT—Application December 21, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4724 New Utrecht avenue, west side, 44 ft. north of 48th street, Block 5627, Lot 23, Borough of Brooklyn.

160-54-A

APPLICANT—Lama, Proskauer and Prober, for The National Sugar Refining Co., owner.

SUBJECT—Application filed March 5, 1954 to permit the erection of a roof sign in the vicinity of the site of the United Nations Headquarters.

PREMISES AFFECTED—1-02 to 1-20 (1-10 official) 56th avenue and 56-01 to 56-39 1st street, southeast corner and 56-02 to 56-24 2nd street, Block 3, Lot 1, Long Island City, Borough of Queens.

347-54-A

APPLICANT—John F. Fitzsimons, for Littne Neck Construction Co., Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-01 to 253-19 57th avenue, north side, 35.77 ft. 77.27 ft., 118.77 ft., 160.27 ft., and 201.77 ft., west of 254th street; 253-23 57th avenue, northwest corner of 254th street and 251-49 57th avenue, north side, 284-77 ft. west of 254th street (Block 8340, Lots 34, 38, 40, 42, 44, 46 and 50), Douglaston, Borough of Queens.

268-54-A

APPLICANT—Abraham Grossman, for Markstone Realty Corp., owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—317 West 29th street, north side, 246 ft. west of 8th avenue (Block 753, Lot 27), Borough of Manhattan.

432-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rudolph and Bertha Pollak,

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11500-52 issued re N.B. 567-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2528 Bronxwood avenue, east side, 250 ft. north of Mace avenue, Block 4445, Lot 16, Borough of The Bronx.

433-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Alexander D. DeMasi, Mary DeMasi, Julis DeMasi and Florence Lociceio.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11501-52 issued re N.B. 568-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2530 Bronxwood avenue, east side, 275 ft. north of Mace avenue, Block 4445, Lot 17, Borough of The Bronx.

434-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Dominick W. Ciminiello.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy 11502-52 issued re N.B. 569-52.

PREMISES AFFECTED—2532 Bronxwood avenue, east side, 295 ft. north of Mace avenue, Block 2532, Lot 18, Borough of The Bronx.

435-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Anthony M. and Sarah Capuano.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11503-52 issued re N.B. 570-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2534 Bronxwood avenue, east side, 315 ft. north of Mace avenue, Block 4445, Lot 19, Borough of The Bronx.

436-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Cono and Nancy Giardina.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11504-52 issued re N.B. 571-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2536 Bronxwood avenue, east side, 335 ft. north of Mace avenue, Block 4445, Lot 20, Borough of The Bronx.

437-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benedetto J. and Salvatore Indiviglia, Jr.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11505-52 issued re N.B. 572-52 (building not constructed in accordance with approved plans).

PREMISES AFFECTED—2538 Bronxwood avenue, east side, 355 ft. north of Mace avenue, Block 4445, Lot 21, Borough of The Bronx.

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438-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Rhersen and Beatrice Kaufman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11506-52 issued re N.B. 573-52 (constructed not in accordance with approved plans).

PREMISES AFFECTED—2540 Bronxwood avenue, east side, 380 ft. north of Mace avenue, Block 4445, Lot 22, Borough of The Bronx.

439-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Henry and Dorothy Kurtz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11507-52 issued re N.B. 574-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2542 Bronxwood avenue, east side, 405 ft. north of Mace avenue, Block 4445, Lot 23, Borough of The Bronx.

440-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Manuel and Theresa Molines.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11508-52 issued re N.B. 575-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2544 Bronxwood avenue, east side, 425 ft. north of Mace avenue, Block 4445, Lot 24, Borough of The Bronx.

441-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Arthur and Julia Sussman.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11510-52 issued re N.B. 577-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2548 Bronxwood avenue, east side, 465 ft. north of Mace avenue, Block 4445, Lot 26, Borough of The Bronx.

442-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNERS OF PREMISES—Benjamin and Helen Katz.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11512-52 issued re N.B. 579-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2552 Bronxwood avenue, east side, 505 ft. north of Mace avenue, Block 4445, Lot 27, Borough of The Bronx.

443-54-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, for Department of Housing and Buildings.

OWNER OF PREMISES—Max Kanak.

SUBJECT—Application June 2, 1954—Revocation of Certificate of Occupancy No. 11513-52 issued re N.B. 580-52 (construction not in accordance with approved plans).

PREMISES AFFECTED—2554 Bronxwood avenue, east side, 525 ft. north of Mace avenue, Block 4445, Lot 127, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 13, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, William Lichenberg and Emanuel E. Lichenberg, owners.

SUBJECT—Application reopened February 24, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7e, 7h and 7i of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, office and showroom for new and used cars and parts department, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—84-11 to 84-19 (official 84-15) Parsons boulevard and 158-01 to 158-07 84th road, northeast corner, Block 9789, Lot 6, Jamaica, Borough of Queens.

55-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Paul Scicutella, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the change in occupancy and extension of structure used for ice storage, sales and loading space to stores, storage of fruits, vegetables and groceries; and to permit the maintenance of gasoline service station, lubritorium, auto laundry, accessory store, motor vehicle repair shop and office to continue.

PREMISES AFFECTED—51-65 Kingsland avenue and 271-275 Withers street, northwest corner and 101-113 Woodpoint road, Block 2866, Lot 43, Borough of Brooklyn.

400-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John and Helen Bilous, owners.

SUBJECT—Application reopened November 24, 1953 as Vol. II—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—75-06 to 75-32 Main street, southwest corner of 75th avenue and 75-01 to 75-35 Vleigh place, Block 6625, Lot 60 and Block 6625, Lot 50, Flushing, Borough of Queens.

870-47-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for S.M.S. Parts and Service Inc. and Frank Solcito, owners.

SUBJECT—Application reopened May 4, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use district the conversion of one family dwelling, accessory garage, battery and ignition shop to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Laconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953—(decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use district portion of a lot located in a residence and unrestricted use, A area district the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

47-54-BZ

APPLICANT—Siegel and Green, for Bugs Realty Co., Inc., owner (New Era Cleaners Inc., lessee).

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SUBJECT—Application January 27, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district the extension of existing dry cleaning establishment with a portion of building nearer to street line than is permitted.

PREMISES AFFECTED—1500 Ericson place and 2813 Maitland avenue, northeast corner, Block 5383, Lots 1 and 62, Borough of The Bronx.

95-54-BZ

APPLICANT—Bishop G. Polizoides, for Sophie Polis, owner.

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a two family dwelling without the required set back.

PREMISES AFFECTED—111-04 38th avenue, southeast corner of 111th street, Block 1783, Lot 11, Corona, Borough of Queens.

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec Inc., owner (George Healy, lessee).

SUBJECT—Application February 10, 1954—(decision of the borough superintendent) under sections 7c, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of an extension to office on existing gasoline service station, to be used as a lubricatorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted, and to permit the storage of two motor vehicles.

PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

154-54-BZ

APPLICANT—Leonard F. Rothkrug, for New York Lien Corp., owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories and office.

PREMISES AFFECTED—3220-3224 Westchester avenue and 3101-3109 Wilkinson avenue, southeast corner, Block 4239, Lot 1, Borough of The Bronx.

161-54-BZ

APPLICANT—Roe and Kramer, for Rupert B. Thomas, Ina M. Terrell and Katherine T. Hyde, owners.

SUBJECT—Application March 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from open air salesroom for automobiles and parking lot, to permit the erection and maintenance of a commercial building (restaurant and retail food shop), with off street parking area for patrons and employees cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—(decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside ave-

nue (250-04 official) and 84-01 to 84-09 205th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

173-54-BZ

APPLICANT—Samuel Rosenblum, for New York Awning Co., owner.

SUBJECT—Application March 11, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles including trucks.

PREMISES AFFECTED—348-350 West 53rd street, south side, 245 ft. east of 9th avenue, Block 1043, Lots 153 and 54, Borough of Manhattan.

211-54-BZ

APPLICANT—A. David Rosen, for Henry Bender, owner (George J. Caron and Harry Taylor, lessees).

SUBJECT—Application March 23, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile laundry (automatic), conducted as the principal business of establishment.

PREMISES AFFECTED—36-32 21st street, west side, 123.04 ft. north of 37th avenue, and 36-31 14th street, Block 349, Lot 5, Long Island City, Borough of Queens.

213-54-BZ

APPLICANT—George J. Balbach, for 42 Division Place Realty Co., Inc., owner (Albert's Plating Works, Inc., lessee).

SUBJECT—Application March 24, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—32-46 Beadel street, south side, 100 ft. east of Debevoise avenue, Block 2841, Lots 10, 12 and 15, Borough of Brooklyn.

218-54-BZ

APPLICANT—Ingram S. Carner, for Rosalie Krenkel and Louis Mintz, owners.

SUBJECT—Application March 30, 1954—(decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (automatic), storage and sale of accessories and the parking of motor vehicles waiting to be serviced, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—5401-5427 Flatlands avenue and 1187-1197 East 54th street, northeast corner, Block 7780, Lots 9, 14 and 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 13, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1059-48-SA

APPLICANT—American-LaFrance-Foamite Corp., owner.

SUBJECT—Application reopened October 6, 1953 re-Foamite Airfoam System (fire extinguisher).

575-53-SM

APPLICANT—Berlin Chapman Co., owner (U.S. Seating Co., Agent).

SUBJECT—Application July 3, 1953—EZ-A-Way Bleacher, Model A, approval of.

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576-53-SA

APPLICANT—Detrex Corporation, owner.
SUBJECT—Application July 10, 1953—Detrex Dry Cleaner Process, Model 326, approval of.

60-53-SA

APPLICANT—Vic Cleaning Machine Co., owner.
SUBJECT—Application January 15, 1953—Rocket Per Dry Cleaning Machine, Model 45-24-41, approval of.

35-54-SM

APPLICANT—Reliance Tubular Products Co., owner.
SUBJECT—Application January 19, 1954—Reliance Tru-Fit (range connector) Model 77, approval of.

854-39-SM

APPLICANT—Acme Kalamein Door and Sash Co., Inc., owner.
SUBJECT—Application June 26, 1939—Acme Kalamein 1½ to 2 hr. fireproof Door, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad fire Counter-balanced Doors (for Class B Locations) approval of.

117-46-SM

APPLICANT—Robert A. Keasbey Co., owner.
SUBJECT—Application February 10, 1946—Armorak Pipe Covering (for low temperature piping system) approval of.

246-54-SA

APPLICANT—Quiet Automatic Burner Corp., owner.
SUBJECT—Application March 25, 1954—Quik Heat Suspended Oil Furnaces Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU, and 300-SU, approval of.

412-53-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., Division of Air Reduction Co., Inc., owner.
SUBJECT—Application May 18, 1953—Ohio Automatic Instrument Washer-Sterilizer, Model A425, approval of.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Equipment Company, agent).
SUBJECT—Application December 17, 1952—Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 560, approval of.

891-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Equipment Company, agent).
SUBJECT—Application December 17, 1951—Mueller Climatrol Gas-Fired Boiler Models 10, 11 and 20, approval of.

745-39-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application reopened January 27, 1953—re U. S. G. Steel Roof Decks.

99-53-SM

APPLICANT—Luminous Ceilings Inc., owner.
SUBJECT—Application January 30, 1953—Acusti-Luminus Ceilings, approval of.

810-53-SM

APPLICANT—Otis Elevator Company, owner.
SUBJECT—Application November 12, 1953—Otis Elevator Hostway Door Interlock, Model 6940A, approval of.

100-54-SM

APPLICANT—Luigi Saito, owner.
SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Application reopened June 8, 1954—re USG Trussteel Studs.

358-54-SM

APPLICANT—Building Products Corp., for Stefer Corp., owner.
SUBJECT—Application May 5, 1954—Greybrick (cinder brick), 2½" x 3½" x 8", approval of.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner (Samuel Hechter, lessee).
SUBJECT—Application reopened April 27, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, attic floor; Block 1220, Lot 63, Borough of Brooklyn.

615-53-A

APPLICANT—Leonard F. Rothkrug, for Rose Tota, owner.
SUBJECT—Application August 7, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—182 Jackson street, south side, 125 ft. west of Humboldt street, Block 2750, Lot 17, Borough of Brooklyn.

894-53-A

APPLICANT—Ervin Palmer, for Daspal Realty Corp., owner.
SUBJECT—Appeal filed December 10, 1953 from an order of the fire commissioner and decisions of the borough superintendent.
PREMISES AFFECTED—34 West 13th street, south side, 395 ft. east of Avenue of the Americas, Block 576, Lot 22, Borough of Manhattan.

941-53-A

APPLICANT—Clinton Brown, for Romulus Corp., owner (General Switch Corp., lessee).
SUBJECT—Application December 30, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—238-248 North 9th street and 45 Roebling street, southeast corner, Block 2314, Lot 5, Borough of Brooklyn.

942-53-A

APPLICANT—Philip Freshman and Joseph Platzker, for Mary Goldstein, owner.
SUBJECT—Application December 31, 1953—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—124 East Broadway, north side, 55 ft. 8 in. east of Pike street, Block 283, Lot 53, Borough of Manhattan.

209-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).
SUBJECT—Application March 22, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—800 St. Marks avenue, south side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

361-54-A

APPLICANT—Henry G. Harris, for Ludmill Realty Corp., owner (Crown Heights Nursing Home, lessee).
SUBJECT—Application May 3, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—905 Prospect place, north side, 150 ft. east of New York avenue, Block 1228, Lot 17, Borough of Brooklyn.

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378-54-A

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—580-598 Fulton street and 63-77 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 20, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-37-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for Morris Kahan, owner.

SUBJECT—Application reopened April 6, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7h and 7A of the zoning resolution, to permit in a business use district the extension in area of existing gasoline service station, lubritorium, car wash, motor vehicle repair shop and the parking of motor vehicles waiting service.

PREMISES AFFECTED—60-93 Flushing avenue, northwest corner of 61st street, Block 2697, Lot 51, Maspeth, Borough of Queens.

414-41-BZ—Vol. III

APPLICANT—A. H. Salkowitz, for North Shore Building Co., owner.

SUBJECT—Application reopened March 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service and selling station, lubritorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted and to permit the erection of a sign and sign standard above level of first story and projecting beyond the building line; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—34-67 Francis Lewis boulevard, northeast corner of 35th avenue, Block 6077, Lot 43, Whitestone, Borough of Queens.

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slatkow, owner.

SUBJECT—Application reopened March 16, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district the extension in area of existing parking and storage of motor vehicles.

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the combining of two buildings at rear of site into one building to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work; and to permit the erection and maintenance on the front of the site of a gasoline service station; lubritorium, car wash, motor vehicle repairs, storage

and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

258-53-BZ—Vol. II

APPLICANT—John J. McNamara, for Stoddard Theatres, Inc., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the construction of an extension of the second floor across entire building, within the present envelope.

PREMISES AFFECTED—2431-2439 Broadway, southwest corner of West 90th street, Block 1237, Lot 52, Borough of Manhattan.

571-53-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Astoria Motors, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district the erection and maintenance of an automatic automobile laundry for a term of fifteen years.

PREMISES AFFECTED—8406 Queens boulevard and 52-21 Van Loon street, southeast corner, Block 2477, Lot 1, Newtown, Borough of Queens.

814-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Giancarulo, Dominick Bartenope, G. Carlino Inc., owners.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the demolition of all buildings on the plot and the reconstruction and extension of existing gasoline service station on lot 41 to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—94-102 4th avenue and 589-597 Warren street, northwest corner, Block 395, Lots 37-41 inclusive and Lot 43, Borough of Brooklyn.

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the maintenance of existing legal high speed (automatic) auto laundry and to permit the erection and maintenance, for a term of fifteen years of a gasoline service station, lubritorium, motor vehicle repairs, storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side, from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application March 18, 1954—(decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a residence use district the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

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269-54-BZ

APPLICANT—M. Martin Elkind, for Talmud Torah of Richmond Hill, Inc., owner.

SUBJECT—Application April 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the extension to existing synagogue and community building using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—109-27 114th street, east side, 212.5 ft. south of 109th avenue, Block 11595, Lot 56, Richmond Hill, Borough of Queens.

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—41-46 Rockaway Beach boulevard and 310 Beach 42nd street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in an unrestricted use, B area and 1½ times height district the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing avenue and 16-24 Evergreen avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

332-54-BZ

APPLICANT—Wechsler and Schimmenti, for 842 Broadway Associates, owner.

SUBJECT—Application April 23, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and retail use district the change in occupancy of part of first floor and part of cellar to garage for more than five motor vehicles, by the construction of a ramp and new doors.

PREMISES AFFECTED—842-846 Broadway, northeast corner of East 13th street and 140-150 4th avenue, Block 565, Lot 21, Borough of Manhattan.

375-54-BZ

APPLICANT—Charles C. Weinstein, for Salvatore Molfetta, owner.

SUBJECT—Application May 11, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage garage, presently used for parking of our trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northeast corner of Quincy avenue, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of The Bronx.

399-54-BZ

APPLICANT—Andrew DiCamillo, for Anthony Maggi, owner.

SUBJECT—Application May 14, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection and maintenance of a one family dwelling and two car accessory garage using more than the area permitted.

PREMISES AFFECTED—222 84th street, south side, 160 ft. east of Ridge boulevard, Block 6024, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

862-53-A

APPLICANT—Renander and Miller for Rose Korby, owner.

SUBJECT—Application November 27, 1953—filed pursuant to section 35 of the General City law re premises located in bed of mapped street—Liberty avenue.

PREMISES AFFECTED—94-09 to 94-13 Union Hall street, east side, 289.03 ft. north of Liberty avenue, Block 10106, Lot 95, Jamaica, Borough of Queens.

283-54-A

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application April 19, 1954 filed pursuant to section 35, General City Law re premises in bed of mapped street proposed—111th avenue.

PREMISES AFFECTED—109-03 Rockaway boulevard, north side, in bed of 111th avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

927-53-A

APPLICANT—Elias K. Herzog, for 471 Park Avenue Corp., owner.

SUBJECT—Application December 28, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—115 East 57th street, north side, 130 ft. east of Park avenue, Block 1312, Lot 6, Borough of Manhattan.

5-54-A

APPLICANT—Samuel Katz, owner.

SUBJECT—Application January 6, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Block bounded by College Point Causeway, 30th avenue, 122nd street and Tallman boulevard, Block 4395, Lot 1, Block 4393, Lots 1 and 32 and Block 4392, Lots 1 and 27, College Point, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1954, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1954, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending

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negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises.

757-53-BZ

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Cornell Paper and Box Co., Inc., lessee).
SUBJECT—Application October 15, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

Laid over from June 8, 1954, to September 14, 1954, at request of applicant. Applicant to notify property owners in affected area by registered mail within two weeks of adjourned date.

758-53-A

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners (Concord Paper and Box Co., Inc., lessee).

SUBJECT—Application October 15, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue (Block 1667, Lot 32), Borough of Brooklyn.

534-52-A

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application June 19, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2009-2023 Williamsbridge road, west side, 100 ft. north of Neil avenue, Block 4306, Lots 13 and 14, Borough of The Bronx.

295-54-A

APPLICANT—Ingram S. Carner, for Shellrock Realty Corp., owner.

SUBJECT—Application April 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-16 to 136-20 Farmers boulevard, west side, 104.76 ft. south of Garrett street, 2nd floor; Block 12529, Lot 6, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1954, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

393-54-A

APPLICANT—J. T. Kelleher, borough superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N. B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north of North Conduit avenue, Block 11839, Lot 22, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1954, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing 1013, Municipal Building, Manhattan, on the following *Tuesday afternoon, September 28, 1954, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

778-53-A

APPLICANT—John T. Kelleher, borough superintendent, Borough of Queens.

OWNERS OF PREMISES—Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue, Block 10237, Lot 5, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 22, 1954, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 8, 1954, were approved as printed in the Bulletin of June 15, 1954, Vol. 39, No. 24.

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application reopened June 16, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and storage and sale of acces-

sories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, northwest corner of Boston road (Block 4515, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Stanton and Benjamin Mosher.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to July 7, 1954, 10 A. M. for inspection and decision; hearing closed.

338-53-BZ

APPLICANT—Leonard F. Rothkrug, for Patrick Quagliano, owner.

SUBJECT—Application May 1, 1953—(decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district, the change in

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occupancy from garage for five motor vehicles, to garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1967-1969 Atlantic avenue, north side, 75 ft. west of Louis place (Block 1560, Lots 40 and 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Patrick Quagliano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, at 10 A. M. for applicant to submit additional information.

711-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; for a term of fifteen years.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A.M. for further consideration and decision. The premises have been inspected by a committee of the Board.

712-53-A

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application September 28, 1953—filed pursuant to section 35, General City Law re premises located in bed of mapped street.

PREMISES AFFECTED—114-11 Farmers boulevard, east side, from 114th road to Murdock avenue, 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue (Block 11007, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, 10 A.M. at request of the Board for further consideration, in conjunction with Cal. No. 711-53-BZ.

769-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Phyllis Bernstein, owner.

SUBJECT—Application October 26, 1953—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, car-wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic avenue and 93-10 to 93-16 104th street, northwest corner (Block 9310, Lot 19), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: Marie Leo and Katherine Schmidt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A.M. for applicant to submit letter as to lessee, term of lease and rental; hearing previously closed.

944-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application December 21, 1953—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the demolition of existing buildings, and the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2400-2410 East Tremont avenue and 1780-1790 Castle Hill avenue, southeast corner (Block 3998, Lot 18), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A. M. for inspection and decision without further argument; applicant to file drawing.

6-54-BZ

APPLICANT—Samuel Carr, for Lefsil Realty Co., owner.

SUBJECT—Application January 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution to permit in a residence and business use C area district the erection and maintenance of a business building (manufacturing, storage, showroom and office), using more than the area permitted.

PREMISES AFFECTED—52-19 58th street, northeast corner of 52nd road (Block 2347, Lot 45, Woodside, Borough of Queens).

APPEARANCES—

For Applicant: S. Carr.

For Opposition: Charles Stoczek.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 10 A. M. for applicant to file letter as to proposed tenants and the proposed type of occupancy; no further argument.

60-54-BZ

APPLICANT—Charles Costa, owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles waiting service, for a term of fifteen years.

PREMISES AFFECTED—904 Burke avenue, southwest corner of Bronxwood avenue (Block 4574, Lots 25 and 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Jos. B. Lynch and Charles Costa.

For Opposition: F. Zanfordino, Sam Winik, Mary La Puma, Lillian Rosenholtz, A. Zanfordino, Y. Zanfordino, Nancy Zanfordino and Thomas F. McCarthy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to July 7, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

68-54-BZ

APPLICANT—Julius Bleich, for Gean and Orlando Patti, owners.

SUBJECT—Application February 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the change in occupancy from one family dwelling and one car garage to two family dwelling and one car garage without the required side yards, and with porch nearer the street line than is permitted.

PREMISES AFFECTED—1518 Bantam avenue, south side, 191.26 ft. east of Eastchester road (Block 4534, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Bleich and Orlando Patti.

For Opposition: R. Radol and Marie Radol.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, at 10 A. M. for inspection and decision without further argument; hearing closed.

110-54-BZ

APPLICANT—Leonard F. Rothkrug, for Fourteenth Investing Corp., owner.

SUBJECT—Application February 16, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—219-221 Union street, north side, 310 ft. west of Clinton street (Block 338, Lots 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

925-52-BZ

APPLICANT—Lama, Proskauer and Prober, for R. M. H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from public garage to motor vehicle repairs, body and fender repairs, paint and spray work, welding room, storage room, and locker rooms.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

926-52-A

APPLICANT—Lama, Proskauer and Prober, for R. M. H. Realty Corp., owner.

SUBJECT—Application December 29, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—947-957 60th street, north side, 70 ft. 1¼ in. west of Ft. Hamilton parkway (Block 5708, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

280-19-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rand-force Amusement Corp., owner.

SUBJECT—Application March 10, 1954 (decision of the borough superintendent), under sections 7c and 19A of the zoning resolution, to permit in a residence and business use, B and C area district, the change in use from theatre and stores to supermarket and stores, by reconstructing the existing structure and also to erect a new one story extension using more than the area permitted; and to permit a loading berth without the required width.

PREMISES AFFECTED—1410-1422 St. John's place, south side, 70 ft. west of Utica avenue, Block 1384, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Emanuel Frisch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 20, 1954 subject to regular procedure, to consider change in use; and

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, B and C area, class 1 and 1¼ height districts; Utica avenue is in a business use, B and C area, class 1 and 1¼ height district; St. John's place is in a business use, C area, class 1 height district; and

WHEREAS, the decisions of the borough superintendent, dated February 3 and March 31, 1954 acting on Alt. Applic. 87-54, read:

"4. The change of use of this building partly within a business and partly within a residence use district from motion picture theatre and stores to supermarket and stores is contrary to the Zoning Res. Art. II Sect. 3.

5. The space for the loading berth is required to be at least 12'-0" in width by the Zoning Res. Art. IX Sect. 19-A (h).

6. Exit passage to street from rear exit of cellar is obstructed by loading and unloading space.

7. Both required exits from cellar should be enclosed.

8. The side courts being required at the time of erection of the building for exit purposes, cannot be

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considered excess area under sect. 19e of the Zoning Resolution. Therefore the extension as shown exceeds the permitted area under sect. 13 of the Zone Resolution.

9. The change from class I to class III is contrary to sect. 2.1.3.5 and sect. 4.2.1 of the Building Code." and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 140 ft. 7 in. in depth, on which is located a theatre and stores of class I construction, having a frontage of 100 ft. and a depth of 130 ft. 7 in.; that this building was erected under N.B. 3874-19 and under Cal. No. 280-19-BZ; that certificate of occupancy No. 5562 was issued March 26, 1920; that it is proposed to change the use as called for in certificate of occupancy No. 5562 to supermarket and stores by rearranging the 1st floor, excavate for a new cellar, build a new one-story extension of class III construction, having a frontage of 10 ft. and a depth of 50 ft.; that the westerly court will be used for loading and unloading; and

WHEREAS, the applicant contends that the change of use in the business zone part of the building is permitted and that portion of the supermarket within the residence zone is within the confines of the existing building and will not adversely affect adjoining properties; that the part of the building within the residence district projects into said district 16 ft. 3½ in.; and

WHEREAS, the applicant contends as to item No. 5 issued by the borough superintendent, that the loading and unloading berth complies in all respects to section 19A of the zoning resolution, except for width; that the loading berth is 10 ft. wide and under section 19A it should be 12 ft.; that to increase the width to 12 ft. would create an unnecessary hardship and expense upon the owner; that the width of 10 ft. is practical and will accommodate the largest trailer trucks to be used by this company; and

WHEREAS, the applicant contends as to objection No. 8 issued by the borough superintendent that inasmuch as this building was erected as a theatre, side courts were required for exit purposes only and not under the zoning ordinance; that at that time any conforming use in the business portion of the plot could have occupied 100% of the business portion of the lot under the zoning ordinance; that the building is now being converted to a public market which does not require side courts for exit purposes and therefore an extension to the present building which does not occupy more than the allowable coverage of the present open spaces should be legal; that at present, in the business portion of the lot, there is 2500 sq. ft. of open area; that 60% of this area equals 1500 sq. ft.; that the proposed extension is 500 sq. ft., which is less than the allowable by 1000 sq. ft.; that the proposed extension will be no deeper than the adjoining building on lot No. 41 and the remaining open side court will match the adjoining yards of lots 45, 46, 47 and 48; and

WHEREAS, the applicant states that the present owner has held title to the property since February 24, 1953; that the assessed valuation of land is \$61,000 and of the buildings \$79,000, making a total of \$140,000; that the building was erected in 1919; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 19A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, Subdivision c, to permit the extension of the existing building into the more restricted district, substantially as proposed and as indicated on plans filed with this application marked "Received April 12, 1954," 6 sheets and "May 28, 1954," 1 sheet, and to permit under Section 19A (h) the proposed loading berth as shown and as indicated on such plans; that there shall be no windows or other openings to the

adjoining premises located in the residence district; that such fire fighting appliances shall be installed and maintained as the fire commissioner shall direct; that the exits to the cellar shall be enclosed as shown on such plans except that the stairway in the exterior court may be in the open provided there is a door from the cellar to such stairs at the cellar level; that the proposed extension of the building shall be of class 1 construction and not part class 3 as proposed; that a new certificate of occupancy shall be obtained; that the building shall not be further increased in height or area; that the existing theatre marquee on the building shall be completely removed as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 318-54-A.

318-54-A

APPLICANT—Lama, Proskauer and Prober, for Rand-force Amusement Corp., owner.

SUBJECT—Appeal filed April 20, 1954, from a decision of the borough superintendent.

PREMISES AFFECTED—1410-1422 St. Johns place, south side, 70 ft. west of Utica avenue, Block 1384, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Emanuel Frisch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated March 31, 1954, on Alt. App. 87/54, reads:

"6. Exit passage to street from rear exit of cellar is obstructed by loading and unloading space.

7. Both required exits from cellar should be enclosed.

9. The change from Class I to Class III is contrary to Sect. 2.1.3.5 and Sect. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is 2 stories, 39 ft. 6 in. in height, 100 ft. by 130 ft. 7 in. in area, of fire-proof construction, erected in 1919 on a lot 120 ft. front by 140 ft. 7 in. in depth, in business and residence use, C and B area, Class 1 and 1¼ height district, used and occupied: Cellar—boiler room; 1st floor—motion picture theatre, 1000 persons; mezzanine—projection room, 2 persons; proposed to be reduced to 2 stories, 29 ft. 6 in. in height and to be Class 1 and Class 4 construction, used and occupied as follows: Cellar—boiler room and storage, 5 persons; 1st floor—supermarket and stores, 25 employees; mezzanine—toilets and locker room, 25 persons. The building is equipped with an approved standpipe system, an approved interior fire alarm system, two 3 ft. 6 in. wide steel and wood stairs, fireproof enclosed, equipped with fireproof, self-closing doors, leading direct to streets and with ladder and scuttle to roof; and

WHEREAS, the applicant states that the records of the Department of Housing and Buildings show that the building was erected under N.B. 3874/19 subject to a variance granted by the Board under Cal. 280-19-BZ and certificate of occupancy 5562 issued March 26, 1920; and

WHEREAS, the applicant states it is now proposed to change the use to supermarket and stores by rearranging the first floor, excavating for a new cellar, constructing a new 1-story Class 3 extension having a frontage of 10 ft. and a depth of 50 ft. and to use the westerly court for loading and unloading; and

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WHEREAS, the applicant contends as to Objection 6 issued by the borough superintendent, that the supermarket cellar will be provided with one main interior stairs, 3 ft. 8 in. wide of steel construction, completely fireproofed and leading directly to the street, and a secondary exit 3 ft. 8 in. wide consisting of an open concrete stair leading to the side court thence through the loading and unloading space to the street; that in addition a 3 ft. 8 in. wide steel stair will be provided at the rear of the building completely fireproofed at the cellar and leading to the first floor with egress to the street through the supermarket; that even though a truck may be in the unloading space at the time of exit requirements, the truck would not fully occupy the 10 ft. wide driveway, and that the cellar has a main exit direct to the street and only five employees; and

WHEREAS, the applicant contends as to Objection 7, that one exit from the cellar leading directly to the street at the front of the building will be fully enclosed by fireproof partitions; that the second exit at the side of the building from the cellar is an open concrete stair of required width, located in an open court over 10 ft. wide at this point, and therefore presents a safe secondary means of egress; and

WHEREAS, the applicant contends as to Objection 9, that the proposed supermarket will have an open area within fire walls of 10,300 sq. ft.; that the permissible allowable area for a Class 3 building is 7500 sq. ft.; that the present fireproof construction will be retained; that the only difference from the requirements for a fireproof building will be the 1st floor created by excavating for a new cellar and crawl space; floor will be constructed of steel girders and wood beams having a minimum thickness of 3 inches; that the ceiling over the cellar will be fire-retarded with rock lath and plaster with a one-hour rating; that no heating appliance will be in the new cellar and such portable fire-fighting appliances will be installed as the Fire Commissioner may direct.

Resolved, that the decision of the Borough superintendent, acting on Alt. Applic. 87-54, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 6, on condition that the exit passage to the street from the rear exit to cellar shall generally be kept open except when trucks are in such space for loading and unloading; and *withdrawn* as to objections 7 and 9 in view of the decision by the Board this day under Cal. 280-19-BZ, Vol. II.

14-37-BZ—Vol. II

APPLICANT—Herman E. Horwood, for Celia Benjamin, et al., owners, Werner Auto Service, lessee.

SUBJECT—Application January 8, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the continuation of existing automobile showroom, non-storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes (previously granted by the Board for a term of five years, expired June 2, 1953), and to permit the added uses of body and fender repairs, spraying and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome avenue, west side, 150 ft. north of Featherbed lane, Block 2861, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 26, 1954 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jerome avenue are in a business use, B area, class 1¼ height district; Featherbed lane is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1953 acting on Alt. Applic. 1141-53 and superseded by Alt. Applic. 1141-53 dated April 29, 1954, reads:

"1. In a business district the proposed use of the premises for the purpose of automobile show rooms, non-storage garage for more than 5 cars, motor vehicle repair shop, mechanical testing and relining of brakes including body and fender repairs including spraying & use of oxygen and acetylene is contrary to Art. II, Sec. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building 100 ft. frontage by 85 ft. in depth, one story, 12 ft. 6 in. in height, of class 3 construction used as an auto showroom, motor vehicle repair shop, mechanical testing and relining of brakes, for which certificate of occupancy No. 5302-49 has been filed (expired June 2, 1953); that it is proposed to permit the continuation of former uses with the addition of body and fender repairs, spraying and the use of an acetylene torch; and

WHEREAS, the applicant requests modification and extension of time to secure permits, which was granted on May 12, 1953, due to the fact that when this request for extension was made, he was not aware of the fact that the present tenant does not conduct the same type of business that prevailed at the time of the original grant and subsequent extensions thereof; that when he leased the building this tenant intended to use it for the sale of used cars and also to perform general repair work of a minor nature, but more particularly body and fender repairs with spraying and the use of acetylene torch and only found out the limitations in the resolution against the use of acetylene and that the minor repairs permitted were only on new cars owned and dealt in by the tenant, when he applied for fire department permit and the new certificate of occupancy, and now asks permission for repairs on his own and also transient cars; that the used cars handled have each a small amount of gas in the tanks for demonstration purposes, no gasoline being stored otherwise or sold, and the fire department has requested that a garage permit be obtained because of this; and

WHEREAS, the applicant contends that the premises immediately adjoining to the south and the two immediately adjoining to the north are used as motor vehicle repair shops and both of those to the north specialize in body and fender repair work with spraying, painting, etc.; that 1677 Jerome avenue was granted under Cal. No. 187-43-BZ and 1679 Jerome avenue under Cal. No. 192-38-BZ; that the State Labor Department ordered a spray room installed before it was discovered that this work was not permitted; that the spray room had been installed at an expense of about \$4,000 and it would be a great hardship and actual loss of investment not to be able to give the same service as adjoining competitors; that a reopening of this case is requested and time to secure permits extended and the resolution modified to permit the continuance of the previously approved uses, with added permission for oxygen and acetylene and spraying and non-storage garage for more than five cars awaiting sale or repair as the showroom has space for about six cars and there would occasionally be one or two

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cars in the shop overnight when repairs could not be completed the same day; and

WHEREAS, the applicant states that the present owner has held title to the property since June 16, 1952; that the assessed valuation of land is \$26,000 and of the buildings \$26,000, making a total of \$52,000; that the building was erected 1930.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 16, 1937, as amended through May 12, 1953, so as to permit in addition to the repairing work within the building for the term as stated, namely five (5) years, under Section 7, Subdivision i, expiring on May 12, 1958, the additional work of mechanical testing, relining of brakes, body and fender repairs, including spraying within an approved room and use of oxygen and acetylene, provided all such uses where required to be subject to a permit from the fire commissioner shall have such permits; that the number of cars permitted to be stored within this non-storage garage shall not exceed ten (10); that in all other respects the requirements of the resolution above cited shall be complied with; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution.

278-51-BZ

APPLICANT—A. H. Salkowitz, for Janb Realty Corp., owner.

SUBJECT—Application April 17, 1951 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a local retail use, D area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner, Block 4353, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. H. Salkowitz and Benedict S. Gullo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-	
ert and Deputy Chief Connors	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954, for applicant to obtain and file an additional objection under Section 7A from the Borough Superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class 1 height district; Stanley avenue and Hendrix street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1951 acting on Alt. Applic. 407-51, reads:

"1. Proposed extension to a bldg. that now occupies area permitted in a 'D' district is contrary to Art. 4 Sect. 14c of the zone resolutions; note bldg. erected under N.B. 1376/50."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 65 ft. in depth, on which is located a building 25 ft. front by 45 ft. 6 in. in depth, one story, 15 ft. in height, of class 3 construction, presently used as stores, for which certificate of occupancy No. 128256-50 (N.B. 1376-50) for two retail stores; that it is proposed to occupy the entire area of the lot for the purpose of

erecting a store to the rear of the existing store building; that the new addition will have a frontage of 19 ft. 6 in. on Hendrix street and will be 25 ft. deep; and

WHEREAS, the applicant contends that at present, the open lot to the rear of the building forms an unsightly appearance due to existing grade conditions and to maintain it at existing grade would require the expensive installation of high retaining walls; that along the rear lot line of the building a driveway is provided for the cellar storage area of the adjoining store building by means of a ramp from the side wall grade at Hendrix street along the rear lot line of the affected store building to the cellar level of the adjoining store; that the owner wishes to obtain an additional return for his high original investment and a satisfactory return against the high assessment of the land by installing the proposed store; that any addition contemplated would not conflict with the character of the neighborhood inasmuch as such addition is limited in area to 500 sq. ft. and would provide a shield for the unsightly ramp condition of the adjoining property; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1949; that the assessed value of the land is \$2,000 and of the buildings \$10,000, making a total of \$12,000; that the building was erected 1950; and

WHEREAS, the applicant has amended his appeal to include Obj. 2 as rendered by the borough superintendent, under Alt. Applic. 407-51, dated June 7, 1954, which objection reads as follows: "Proposed show windows within 75 ft. of a residential district is contrary to Art. II, Sec. 7A of the zone resolution;" and

WHEREAS, the applicant has filed a new decision by the Borough superintendent as to Section 7, Subdivision A; and

WHEREAS, the premises and the surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A, of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to area, to permit the proposed extension substantially as shown on plans filed with this application marked "Received April 17, 1951," 1 sheet, and "April 21, 1954," 5 sheets, *on condition* that the extension in all other respects shall comply with all laws, rules and regulations applicable thereto; and permitting under Section 7A, the show window and entrance as proposed; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

367-51-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co. Inc., owner.

SUBJECT—Application February 19, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customers' cars; and to permit a gasoline supply for private use only, and to permit the sale and display of used cars on open portion of plot (previously granted by the Board).

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue, Block 3659, Lot 1; Borough of Brooklyn.

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APPEARANCES—

For Applicant: Leonard Joseph and Richard Lofstedt.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 23, 1954 subject to regular procedure, to consider new decision of the borough superintendent, new plans and different layout; and

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district map accompanying the zoning resolution show that the site, Pennsylvania avenue, Fulton street and Sheffield avenue are in a business use, C area, class 1 height district; Jamaica avenue is in business and manufacturing use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1954 acting on N.B. Applic. 467-51 and superseded by N.B. Applic. 467-51 dated May 7, 1954, reads:

"1. Auto showroom, offices, sales room, shops, paint room, welding, body repairs, used car lot, gas service station, parts & storage and parking of customers' cars on roof is contrary to Art. II Sect. 4, paragraphs 15-29 & 46 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200, 175 and 148.7 ft. frontage by 200.42 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 140 ft. by 190 ft., irregular, one and two story, 17 ft. 20 ft. and 27 ft. high, of class 1 fireproof construction to be used as an auto showroom for new and used cars, offices, sales room for auto parts, shops, paint room, welding room, body repair room, toilets, waiting room, lunch room and gasoline station; that in the shops, it is intended that such work shall be carried on as is usually done in connection with the sale and servicing of automobiles such as wheel alignment, motor repairs, lubricating, car washing, electrical repairs, etc.; that it is further proposed to install one 550 gallon gasoline tank and one dispensing pump for the use of cars sold and serviced on the premises only; that it is also proposed to install three curb cuts on Fulton street and one on Jamaica avenue; and

WHEREAS, the applicant further states that the use in 1916 was business; that on April 29, 1921 the use was changed to unrestricted for 100 ft. deep along the Fulton street side and for 100 ft. deep along Pennsylvania avenue, the balance of the block remaining business use; that on December 16, 1932 the entire block was changed to unrestricted use and on May 15, 1941 the entire block was rezoned for business use; and

WHEREAS, the applicant contends that the construction of the auto showroom is a conforming use in this zone and the repairs and services are a related and required use for cars dealt in by the showroom; that the large amount of automobile traffic on Pennsylvania avenue makes this an ideal location for an auto showroom for the sale of new and used cars; that there is little demand on the Fulton and Sheffield avenue frontages for the types of building permitted on these streets under the zoning resolution and consequently there is little inducement for investment in the construction of such buildings; that the existence of the elevated structure on Fulton street, directly in front of the property, acts as a further deterrent to the erection of such structures; that the Independent Subway passes directly under the property and before any construction is undertaken, approval of the Transit Authority will be secured; that the parking lot and watchman's building, approved by

the Department of Housing and Buildings under N.B. 259-51 will not be built; that the property directly opposite the subject property, on Jamaica avenue, is used as a parking lot and auto body repair shop; that on the property directly opposite that, facing on Jamaica avenue and Fanchon place, a large bus garage has recently been completed, which is used by the Transit authority for the storage and maintenance of its busses; that the property directly opposite the subject property, on Sheffield avenue, is used for the display and sale of used cars; that in addition, there are on that street two 2-story frame structures, one of which is in bad disrepair; that on the southwest corner of Fulton street and Pennsylvania avenue is a gasoline service station, adjoining which, on Pennsylvania avenue, is a garage; that diagonally opposite the property on the southeast corner of Fulton street and Pennsylvania avenue there is another gas station; that as mentioned above, there is a gas station on the southwest corner of Jamaica and Pennsylvania avenues, this being the only lot on the block not a part of the subject property; that diagonally opposite the property on Fulton street from Sheffield to Georgia avenues, there is a home for the aged; that this home does not operate as a hospital; that the proposed building will be a dignified structure and an architectural asset to the locality; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1950 and that the assessed valuation of land is \$61,000.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 18, 1951, as thereafter amended through March 2, 1952, by adding thereto:

"* * * that in the event the owner, the Flood Oldsmobile Company, Inc., desires to rearrange the buildings and to extend in height, and to include roof parking and other changes, that such changes may be permitted substantially as indicated on revised plans filed marked 'Received April 28, 1954,' 4 sheets, and 'May 12, 1954,' 1 sheet, provided that before any further action is requested from the Department of Housing and Buildings complete working drawings shall be submitted to this Board for further consideration and conditions, and that such working plans shall be submitted not later than July 8, 1954, for consideration on July 13, 1954, at 10 AM, and this shall also include any new administrative appeal in the event the borough superintendent finds same required in connection with the proposed entrance to the widened Jamaica avenue."

522-52-BZ

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Application July 9, 1952 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from wet wash laundry on 1st floor to public garage.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue, Block 3342, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Palmetto street is in residence and business use, C area, class 1 height districts; Central avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1952 acting on Alt. Applic. 1837-52, reads:

"1. Proposed change of occupancy from a wet wash laundry to a public garage for more than 5 cars in a bldg. located within a residential use district is contrary to Art. 2 Sect. 3 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a building 25 ft. front by 100 ft. in depth on 1st floor; on 2nd floor front portion 35 ft. deep, rear portion 41 ft., one and two stories, 24 and 41 ft. in height, of class 3 construction, used as a wet wash laundry on 1st floor, dwelling in front portion and storage in rear portion on 2nd floor, for which certificate of occupancy No. 3673-23 has been filed; that it is proposed to use the 1st floor as a garage for eight motor vehicles; and

WHEREAS, the applicant contends that the rear second story portion was originally erected as a hay loft; that there is a cellar at front of building 25 by 35 ft.; that there has been no change in area or addition in height since date of erection; that the building was erected in 1911, prior to the enactment of the building zone resolution at which time buildings of this type were permitted; that the present owner has owned it continuously since 1922 and prior leased said premises in 1911 and lived on the premises from 1911 to about 1940; that occupancy at time of erection was as follows: horses and wagons used for trucking and express service and in 1915 two large motor vehicle trucks were added to trucking and express service; that permission was granted by the fire department to store trucks, buses and private cars ever since 1916 inclusively until 1950, storage of motor vehicles varying from two motor vehicles in 1916, permit No. V-6146 to eight motor vehicles in 1950, permit No. B-39503; that in 1923 an application was filed with the building department to convert the first floor into a wet wash laundry, a non-conforming use, and application was approved and certificate of occupancy No. A-3673-23 was issued; that throughout this period of occupancy as a wet wash laundry, motor vehicles were stored on premises as noted on fire department permits issued yearly without an intervening lapse; that a variation is requested to permit the 1st floor to be occupied as a public garage for eight motor vehicles in accordance with permits issued by the fire department and that the legal non-conforming wet wash laundry occupancy on 1st floor be relinquished; that occupancy as a garage will not be detrimental or adversely affect the community; and

WHEREAS, the applicant states that the present owner has held title to the property since February 16, 1923; that the assessed valuation of land is \$3,000 and of the buildings \$9,000, making a total of \$12,000; that the building was erected 1911; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit the continuance of the use of the building substantially as proposed and as indicated on plans filed marked "Received July 9, 1952" (3 sheets) and "January 25, 1954" (2 sheets) *on condition* that any laundry occupancy of the building shall be discontinued and the building shall be used only as proposed for the storage of not over eight (8) cars and the second floor occupied as living quarters for one family and the attic in the rear building used only for incombustible storage; and under section 7i, to permit minor repairing of motor vehicles with hand tools only, maintained solely within the building; that such portable fire-fighting appliances shall

be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 710-52-A; and that all permits required and a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

710-52-A

APPLICANT—John J. Tricarico, for Mary A. Keena, owner.

SUBJECT—Appeal filed September 24, 1952, from a decision of the borough superintendent.

PREMISES AFFECTED—179 Palmetto street, north side, 200 ft. east of Central avenue, Block 3342, Lot 54, 1st floor, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated June 10, 1952, on Alt. Applic. 1837-52 reads:

"2. Proposed garage for more than 5 cars in a building over one story in height and of class 3 construction is contrary to 4.2.1 and 2.1.3.5 of the building code."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 24 ft. and 41 ft. in height; 25 ft. by 100 ft. in area at 1st floor; 25 ft. front by 35 ft. in depth at the front of the 2nd floor, and 25 ft. in width by 41 ft. in depth at the rear of the 2nd floor, all in class 3 construction, erected 1911, located on a lot 25 ft. front by 100 ft. in depth, in a residence use, C area, class 1 height district, and used and occupied since 1926—cellar, ordinary; 1st floor, non-storage garage for 8 cars, 1 person; 2nd floor, one family and storage, no change in use or occupancy is now proposed; that the building is now provided with one 2 ft. 8 in. wide wood stairs, enclosed in fire-retarded partitions, equipped with wood doors, which are not self-closing; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that in 1923 an application was filed with the Department of Housing and Buildings to convert the 1st floor into a wet wash laundry, a non-conforming use, and was approved and certificate of occupancy A-3673-23 was issued; that throughout this period of occupancy as a wet wash laundry, motor vehicles were stored on the premises as indicated by fire department permits issued yearly without any lapse; and

WHEREAS, the applicant contends that in view of the fact that an application for a zoning variance has been filed with the Board under Cal. 522-52-BZ, to permit the 1st floor to be occupied as a public garage for 8 motor vehicles and the discontinuance of the legal non-conforming wet wash laundry use on the 1st floor; that the garage portion of the building will be on the 1st floor only; that the use as a garage will not be detrimental or adversely affect the community and that it would be impossible to make the building comply with Sec. 4.2.1 of the administrative code, it is requested that this appeal be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1837/52, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 522-52-BZ shall be complied with and the building shall not be increased in height or area.

MINUTES

749-52-BZ—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Application February 25, 1954 (decision of the borough superintendent), under sections 19B and 21 of the zoning resolution, to permit in a residence use, D area district, more than one building on a lot by the erection of a two-story garden development, not in conformity with the area district requirements of the zoning resolution as to rear yards, and with parking and garage space as proposed for each group of building as units instead of individual buildings.

PREMISES AFFECTED—175-04 to 175-16 56th avenue, south side, from 175th street to 175th place; 56-05 to 56-15 175th street and 56-06 to 56-10 175th place, Block 5598, Lot 2(15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister and Siegfried A. Ramer.

For Opposition: Rose Wolf, E. Scricca and Antonio Scricca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors.....	3
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 6, 1954 subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 56th avenue, 175th street and 175th place are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1954 acting on N.B. Applic. 5420-52, reads:

"1. Proposed amendment changing size of building and plot is contrary to B.S.A. Cal. 749/52/BZ and 750-52-A and should be referred to the Board for their consideration.

2. Erection of more than one building on a lot is contrary to Art. I Sec. 1(2) of the Zoning Resolution.

3. Provide open and enclosed parking as required per Sec. 19B of the Zoning Resolution.

4. Provide rear yards as per sec. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.28 ft. frontage by 179.44 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant contends insofar as objection No. 1 is concerned, that the construction of the buildings will be identical to those erected under Cal. No. 749-52-BZ and 750-52-A, with the exception of the fact that the building will be made larger in order to utilize the entire block; that that portion of lot, formerly known as Lot 15, was not owned by him at the time that the above appeals were made and approved; that insofar as objection No. 2 is concerned, article 1, section 1 of the zoning resolutions cannot exclusively restrict the use of additional buildings, where more than one occurs on a lot having the status of accessory; that article 1, section 5, expressly states that a lot is a parcel or plot of ground which is or may be occupied by a building or accessory buildings including the open spaces required by this resolution, and it must, therefore, be intended that where there is one dwelling and the other buildings are in

accessory, that this is not in violation of this article; that in addition, article 1, section (U), in the last line thereof, states that the floor area of a building shall include the floor area of accessory buildings, except garages on the same lot, which will be measured in the same way, and it is clear that it is intended that accessory buildings may be maintained; that each of these premises, N.B. 5421, 5422, 5424 and 5425 of 1952 has a single heating unit which will service the entire building; that the buildings are intended for ownership by one owner and are not being erected for the purpose of sale since they have only one single heating unit, and that therefore the other buildings are accessory buildings; that insofar as objection No. 3 is concerned, as pertains to each of the new buildings numbers, the buildings will continue to be under one ownership; that garage space in each instance is provided for 50% of the occupants and parking area is amply provided for the remaining 50% of the occupants in each of the buildings involved; that insofar as objection No. 4 is concerned, these premises are to be erected for rental purposes by the owner and will be retained by it, and should it ever be sold will only be sold in one unit for the reason that each building has one central heating system; that it is therefore clear that each of these premises will have available backyard facilities; that these buildings will be attached and form part of the units which were approved by the Board under Cal. No. 749-52-BZ, and that the facts involved here are exactly the same as those involved under the aforesaid calendar number where a variance was granted; and

WHEREAS, the applicant states that the present owner has held title to the property since April 17, 1953 and that the assessed valuation of the land is \$7,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and full consideration has been given to the previous action by the Board, and also to the objections of the owners in the area whose houses were built by the same builder and sold to them by that builder; and

WHEREAS, the Committee is of the opinion that the extension to the end of the block, as proposed, should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a variance under Section 19B, and that the application failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 5420-52, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

750-52-A—Vol. II

APPLICANT—J. Herbert Burmeister, for Lana Homes, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent, reopened April 6, 1954, as Vol. II, to consider additional decisions of the borough superintendent.

PREMISES AFFECTED—175-05 North Hempstead Turnpike, northeast corner of 175th street, 56-05 to 56-39 175th street, and 175-04 56th avenue, Block 5598, Lot 2 (new lot 15) and the northwest corner of Northwest turnpike and 175th place, 175-15 North Hempstead Turnpike, 56-06 to 56-40 175th place and 175-16 56th avenue, Block 5598, Lot 2 (15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Siegfried A. Ramer, Robert Ingrossia and J. Herbert Burmeister.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the action taken by the Board this day under Cal. 749-52-BZ, Vol. II.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application May 21, 1953 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repairs, storage and sale of accessories, and office, with show windows nearer to residence use district than is permitted, and to permit the parking and storage of motor vehicles, all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue, 1573-1583 East 57th street, northwest corner, 1598-1602 Avenue T and 1598-1602 East 58th street; Block 8379, Lots 1, 3, 5, 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Maxwell H. Tretter and Bert Bernheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and decision; hearing closed; no further argument; then to June 22, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 57th street, East 58th street and Fillmore avenue are in residence and business use, D area, class 1 height districts; that Avenue T is in a business use, A and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1953 acting on N.B. Applic. 481-53, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs (hand tools only) car washing, office, storage and parking and storage of motor vehicles in a business and residence use district is contrary to Art. II, P. 4(a), subsection 29 & 46 and Article II, P. 3 of the Z.R.

2. In a transition from business to a residence use district, show windows within 75' of the residence zone is contrary to Article II, P. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft., 144 ft. 3 $\frac{1}{8}$ in., 68 ft. 5 $\frac{7}{8}$ in. and 60 ft. frontage by 100 and 200 ft. in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline service station consisting of eight 550 gallon storage tanks and six gasoline pumps; that the contemplated accessory building will have an irregular frontage of 64 ft., a depth of 30 ft., one story in height, of class 3 construction, and contain the conjunctive uses of lubritorium, car wash, office and storage; that a part of the site will be reserved for open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that although part of the site is in a residence zone, the gasoline station will be

confined to the business zone, and the residence zone part will be landscaped; that the building as proposed will be highly modern in design; that the part of the site to be reserved for parking and storage of motor vehicles will relieve traffic congestion as the area develops; that Fillmore avenue and Avenue T as opened up will be busy auto lanes extending across Brooklyn; that the contemplated garden apartments and dwellings being erected on blocks 8401, 8400, 8399 and 8378 will require the services of the proposed gas station; that it would benefit the city to have this site developed in the only feasible manner so that the owner could continue to pay taxes, and it is mandatory that the site be developed as proposed so that the owner may receive an equitable return on his investment; and

WHEREAS, the premises were inspected by a committee of the Board previously, before any of the buildings were erected, and inspection has been made again within a week; and

WHEREAS, the Board found that buildings recently erected in the area are residential buildings and generally tenanted; and that on the adjoining block front to the east there has been a one story store building erected; and

WHEREAS, photographs and plans of the area, filed on May 21, 1953, do not now show existing conditions; and

WHEREAS, in the opinion of the Board there are plenty of adjacent gas stations on Flatbush avenue between Avenue U and Fillmore avenue that are near enough to be available to these premises, and also that the premises are capable of being used for a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 481-53, be and it hereby is affirmed and that the application be and it hereby is *denied*.

698-53-BZ

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application October 1, 1953 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 25, 1954 after due notice by publication in the Bulletin; laid over to June 15, 1954, for inspection and for decision after applicant has submitted additional information; then to June 22, 1954, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class I height district; 46th avenue is in residence and business use, D area, class 1 height districts; 204th street is in a business use, D area, class 1 height district; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated September 22, 1953 acting on Alt. Applic. 1474-53, reads:

"1. Proposed use of premises located in a Residence Use District for the non-accessory practice of the profession of Veterinary Medicine including Dog Kennels is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on lot 17 of which is located the main building which was erected under N.B. Applic. 3318-22; that the porch was added under Alt. 1928-23; that the owner's father, who was also a doctor of veterinary medicine, purchased the property in November of 1924 and used and occupied it as a dwelling with the accessory use practicing his profession; that during the course of the years the kennels located in the rear were added and there was also added the extension on the west side of the main building; that the present owner's father conveyed the property to him in September of 1939; that the present owner acquired lot 15 on June 25, 1949 and sometime thereafter engaged a contractor to construct the one car garage; that under the contract the builder was to file all necessary plans and secure all necessary permits; that the builder neglected to attend to these details and has since died; that the owner presently uses the ground floor of the main building for the practice of his profession and a caretaker-helper has his living quarters on the 2nd floor; that it is proposed to permit the continuance of the present use and occupancy; and

WHEREAS, the applicant contends that the professional use has been continuous since 1924 and has not adversely affected the neighborhood; that the doctor himself owns no dogs, nor does he train any dogs on the premises; that exercising the dogs on the premises is by way of treatment only; that the doctor owns lot 13 abutting the property to the west and also lot 6 in the same tax block, on which lot there is a legal non-conforming use of two stables; that the property on the north side of 46th avenue, immediately opposite the site, is vacant, as is the property abutting the site on the east, for a distance of 140 ft.; that lots 57 and 59 abutting the property to the south are in one ownership and are improved with a one family dwelling and two separate garage buildings; that lot 53, also abutting the property to the south, is vacant; that a variance is requested to permit the presently existing non-conforming use to continue, subject to such conditions as the Board deems necessary to preserve the general character of the neighborhood; and

WHEREAS, the applicant states that the indicated street widening is in no way involved in this application; and

WHEREAS, the applicant states that the present owner has held title to the property since June 25, 1949 for lot No. 15 and since September 9, 1939 for Lot 17; that the assessed valuation of land is \$1,200 and of the buildings \$1,600, making a total of \$2,800; that the building was erected 1923; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision e, for a term of ten (10) years to permit the continuance of the existing use of the premises, previously established without a permit, for the maintenance of dog kennels and the practice of veterinary medicine and dwelling for the caretaker and accessory garage, substantially as proposed and as indicated on plans filed with this application marked "Received October 1, 1953," 5 sheets, *on condition* that the premises shall not be further extended and the use shall not be changed; that the condition of the premises, including fences, shall be maintained in proper condition; that in all other respects shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. #699-53-A; that such fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits

shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

699-53-A

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Appeal filed October 1, 1953, from a decision of the borough superintendent.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 22, 1953, on Alt. App. 1474/53, reads:

"2. Proposed use is considered a business and is therefore not permitted in a frame building by Section C26-254.0 of the Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 18 ft. in height, 16 ft. 2 in. by 39 ft. 5 in. in area at first floor, 16 ft. 2 in. by 24 ft. 3 in. in area at 2nd floor, Class 4 construction, erected in 1923 on a lot 80 ft. by 100 ft. in area, in a residence use, D area, Class 1 height district, used and occupied since 1925: 1st floor—veterinary's office, 5 persons; 2nd floor—dwelling, 1 family; and

WHEREAS, Violation #1682/53 was issued by the borough superintendent for the erection of a one story building of cinder blocks approximately 12 ft. by 20 ft. in area without approved plans and permit; and

WHEREAS, the applicant contends that the business referred to in the decision of the borough superintendent is the practice of the profession of veterinary medicine and has been carried on upon the premises since 1924 first by the father of the present owner and then by the owner himself, Dr. Charles J. Goubeaud; and

WHEREAS, the applicant contends the building was erected under N.B. 3318/22; that the first floor is occupied as an office and accessory uses in the carrying on of the Doctor's profession; that the second floor contains the sleeping quarters of a caretaker; that at no time does the human occupancy exceed the occupancy ordinarily found in a two-family dwelling; that the use of the premises professionally does not increase the fire hazard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1474-53, Obj. 2, be and it hereby is *modified* and that appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under companion application, Cal. #698-53-BZ shall be complied with.

832-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co. Inc., owner.

SUBJECT—Application November 17, 1953 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of twenty years, the erection and maintenance of a

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gasoline service station, car wash, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard and 219-12 to 219-20 91st avenue, southwest corner, Block 10711, Lot 6, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Everett Wuttke, C. F. Jordan, M. A. Zimmerman, C. A. Magell, S. Hulletrung, Mildred Magill, Helen McCord Schwarzwaelder, Edith Wuttke and John A. Menken.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 18, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Springfield boulevard are in a residence use, G-1 area, class 1/2 height district; 91st avenue is in residence and local retail use, G-1 area, class 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1953 acting on N.B. Applic. 4338-53, reads:

"1. Proposed gasoline service station, car washing, minor auto repairs, lubritorium, office and sales, parking and storage of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130 ft. frontage by 100 ft. in depth, presently vacant except for billboards; that as of July 25, 1916 that part of the premises within 100 ft. of 91st avenue was in a business use district and the entire premises was in a class 1 height district and class D area district; that the present use designation became effective January 21, 1947 and the present height and area designations became effective June 30, 1952; that it is proposed to erect a modern gasoline service station consisting of ten 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building will have a frontage of 45 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of office and sales, lubritorium, car wash and minor auto repairs; that part of the open site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that part of the corner of the site is in the bed of mapped streets as 91st avenue and Springfield boulevard are to be widened at some future date, although at this date the City does not have title to this land and no proceedings are pending to acquire title; that the proposed accessory building will be colonial in design, having a peaked roof and brick facades, and will be in complete harmony with the type of dwellings in the area; that the entire affected area is almost totally developed with dwellings and the proposed gas station is a vitally required service as there are no other gas stations within the affected area; that Springfield boulevard is a highly traversed auto lane and as such the proposal is also a required service and in keeping at this point; that all of the corners at the intersection of 91st avenue and Springfield boulevard, except the site, are zoned for local retail use and therefore the erection of dwellings on the site would not be feasible; that the present stores facing the site in blocks 10719 and 19720 are suf-

ficient for the public at this time, so that not even stores would be a feasible use for the site; and

WHEREAS, the applicant states that the present owner has held title to the property since December 22, 1936 and that the assessed valuation of the land is \$3800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board is in receipt of a letter from the Borough President stating that a communication has been sent to the City Planning Commission to request that this proposed widening, which will take part of this lot, be removed; and

WHEREAS, the Board found that these premises can be developed with a conforming use and that a gasoline station would be out of place and unnecessary at this location; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e and h, of the zoning resolution

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4338-53, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

833-53-A

APPLICANT—Lama, Proskauer and Prober, for Queens Equity Realty Co., Inc., owner.

SUBJECT—Application filed November 17, 1953, pursuant to Section 35 of the General City Law for erection of a gas line service station on a lot, a portion of which lies within the proposed mapped widening of 91st avenue and Springfield boulevard.

PREMISES AFFECTED—91-02 to 91-12 (91-10 official) Springfield boulevard, and 219-12 to 219-20 91st avenue, southwest corner, Block 10711, Lot 6, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken this day under Cal. 832-53-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

847-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application December 1, 1953 (decision of the borough superintendent), under sections 21 and 19A(a) of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of an extension to be used as a storage garage for more than five motor vehicles and repair shop, and to continue the use of ice and beverage storage, using more than the area permitted and without the required loading berth.

PREMISES AFFECTED—426-440 89th street, south side, 106 ft. 11 1/4 in. west of 5th avenue, Block 6066, Lots 19, 21, 22, 23 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: J. K. Hlavac and C. Sfoyas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 22, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in an unrestricted use, C area, class 1¼ height district; 89th street is in business and unrestricted use, C area, class 1¼ height districts; 5th avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1953 acting on Alt. Applic. 4651-53, reads:

"1. Proposed structure in a "C" area zone exceeds permitted coverage and is in violation of Article IV, Para. 13 of the zoning resolution.

2. Provide loading berth in compliance with Article IV, Para. 19-A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. 1½ in. frontage by 100 ft. in depth, on which is located a 3-car garage, a two-story frame dwelling and a one-story structure 50 ft. by 35 ft., one story in height, of class 3 construction, used for storage of ice and beverages, office and loading platform; that it is proposed to demolish the dwelling and the three-car garage and construct a one-story brick and block extension to the present ice and beverage structure, which is at the rear of the premises; that present occupancy was approved under Alt. 983-45; that the present storage structure will be extended to the front and side and occupy the full site; that the total coverage of the site equals 15,000 sq. ft.; the permissible coverage equals 9,840 sq. ft. and excess coverage equals 5,160 sq. ft.; and

WHEREAS, the applicant contends that the site is in an unrestricted area in which there are gas stations, auto parking lots, shops and garages; that directly in the rear of the premises, block 6066, lot 37, there is a two-story public garage on a plot 100 ft. by 100 ft.; that the 1st story of these premises occupies a full 100% coverage of the plot; that directly opposite the site, another one story structure, block 6065, lot 39, occupied as a shop and garage by the Department of Sanitation, also covers the full plot; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent, relative to the 100 ft. by 100 ft. section of the building, that this section has been planned and will be used essentially and primarily as a garage for the storage of motor vehicles; that the use of auto repairs is only an accessory to the said garage and it is doubtful if more than 10% of the area will be used for auto repairs; that the Department of Housing and Buildings is of the opinion that if the area of an auto repair shop exceeds 8,500 sq. ft., a loading platform is required, but it is contended that the inclusion of auto repairs to the garage use does not make this structure primarily a repair shop, as such is not intended; that the construction of a loading platform in said garage would serve no purpose and the waiving of the loading platform is therefore requested; that the site is assessed for \$21,000 unimproved and in order to meet taxes it is necessary for the owner to improve this plot to obtain revenue, and the allowable coverage would not warrant the expense involved; that the only feasible use this site can be put to is that which is proposed; that the ice and beverage storage portion of the building, 50 ft. by 100 ft., is necessary for the conduct of the business, and the garage area will be rented to dwellers in the area; that the owner has been assembling this parcel since 1942 but was unable to complete same until the latter part of 1951; that there is a definite need for moderately priced garage space in the area; that the construction of this building can in no way adversely affect surrounding properties and the building will be architecturally treated so that it will be an improvement in the area; that the owner will comply with all requirements set by the Board; and

WHEREAS, the applicant states that the present owner has held title to lot 19 since January 9, 1942; lot 21 since July 30, 1951; lot 22 since April 23, 1946; lot 23 since May 13, 1942 and lot 24 since February 20, 1947; that the assessed valuation

of land is \$21,000 and of the buildings \$8,400, making a total of \$29,400; that the building was erected 1936; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the proposed building to be occupied as a storage garage, substantially as proposed and as indicated on plans filed with this application, marked "Received December 1, 1953" (3 sheets) and "April 28, 1954" (3 sheets), *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening to adjoining premises where there are no walls of adjoining premises on the lot line; and *granted* as to Objection 2, so as to require no loading berth, in view of the exemption under Section 19A, paragraph g; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

853-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Martin Siegel, owner.

SUBJECT—Application November 30, 1953 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with show windows and curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—2402-2416 Knapp street and 3106-3116 Avenue X, southwest corner Block 7429, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred Lama.

For Opposition: Helen Olsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area district; Knapp street is in business and manufacturing use, D area, class 1 height districts; Avenue X is in residence, business and manufacturing use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1953 acting on N.B. Applic. 1226-53, reads:

"1. On a lot located in a business use district the proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking & storage of motor vehicles is contrary to Art. II Sec. 4(a) Subdiv. 29 & 46 of the Zoning Resolution.

2. Proposed display windows and curb cuts within 75'-0" of a residence use district abutting, is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently vacant; that as of July 25, 1916 the premises were in an undetermined use district and was changed to its present designation on June 19, 1925; that it is proposed to erect a modern gasoline station consisting of twelve 550-gallon gas tanks and eight dispensing pumps; that the contemplated accessory building will have a frontage of 64 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales; that a part of the site will be reserved for open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed modern design of the building will improve the appearance of the entire area and will be in keeping with future development; that Knapp street is a main auto lane leading to Gerritsen beach and as such the proposal is in keeping at this point; that there are no other gas stations in the affected area and the gas station is a required service for the highly populated and developed Gerritsen beach and also the large apartment development to the west on Avenue X; that there is very little development in the immediate vicinity and therefore stores would not be warranted; that the proposed curb cuts on Avenue X are required for efficient operation of a modern station and the proposed show window of the accessory building will set 38 ft. back of the Avenue X building line so that the residential aspect of Avenue X could not possibly be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since April 19, 1952 and that the assessed valuation of the land is \$6,100; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board, and further information has been obtained by the Board as to the recent rezoning of the areas across Knapp street and on either side of Avenue X from Knapp street to Garland court; the area is now manufacturing use; that the area along Knapp street on the west side, east, south and north, and all of Avenue X is business; that while the Board realizes there are some gas stations at Avenue U, some distance away, it is their opinion that this application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, f & i, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received November 30, 1953," 3 sheets, *on condition* that the plot shall be constructed and arranged substantially as shown on such plans; that the pumps shall be erected not nearer than 15 ft. to the street building line; that the curb cuts shall be as shown, with no curb cut nearer than 5 ft. to a lot line as prolonged; that at the intersection, there shall be erected a masonry block of concrete not less than 12 in. in height and extending along each building line for a distance of not less than 5 ft.; that the accessory building shall comply with the requirements of the building code therefor and shall be faced with face brick on all sides; that there shall be no cellar under the accessory building; that the greasing equipment shown shall be of the hydraulic type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps which shall be of a low approved type, excluding all roof signs and all temporary signs but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line parallel to Avenue X for a distance of not over 4 ft.; that the gasoline storage tanks shall not exceed twelve (12) 550 gallon approved tanks; that on the lot lines to the south and west where wall of proposed accessory building does not occur there shall be erected a

woven wire fence of the chain link type on a masonry base not less than 5 ft. 6 in. in height with a suitable masonry terminating posts at the street lines; that there shall be no windows in the rear of the accessory building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbs abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that under Section 7i, for a similar term there may be minor repairing maintained solely within the accessory building for adjustments only; and under Section 7e, there may be parking of motor vehicles awaiting service and for general storage and parking, provided such parking and storage does not interfere with the dispensing of gasoline and the services of the accessory building; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

939-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application December 30, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and to permit the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and to permit the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 15, 1954 after due notice by publication in the Bulletin; laid over to June 22, 1954 for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue V are in residence and business use, D area, class 1 height districts; Flatbush avenue is in business and unrestricted use, D area, class 1 height districts; Hendrickson street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1953 acting on Alt. Applic. 1919-52, reads:

"1. Extending business building into residential use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Parking of cars within a Residential use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 340 ft. frontage by 200 ft. in depth, on which is located a one story building having a frontage of 100 ft. and a depth of 90 ft. having a small 20 ft. by 34 ft. 4 in. 2nd floor of class 3 construction; that the building was originally erected under N.B. 8330-37 with certificate of occupancy No. 84992 issued for dining room and open air dancing pavilion;

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that the building was later extended under Alt. 4154-39 with certificate of occupancy No. 106694 issued for cabaret, dancing, bar and restaurant; that the building was again extended to its present size under Alt. 2538-45 as restaurant, dining and dancing, for which certificate of occupancy No. 116112 was issued; that under Alt. 1949-41, certificate of occupancy No. 106729 was issued to use part of the lot for parking of motor vehicles for patrons of the restaurant and Alt. 1919-52 was issued for parking of patrons cars within the business use part of the lot; that it is proposed to maintain the present building and the use of restaurant, dancing, dining, cabaret, catering and open parking of patrons' cars and the 2nd floor as a caretaker's apartment; that it is further proposed to rearrange inside partitions and erect a new extension of class 1 construction, having a width of 137 ft. and an irregular depth of 90 ft.; and

WHEREAS, the applicant contends that inasmuch as the above uses are permitted within the business part of the site, it is only proposed to extend said uses into the residence zone, and as the premises fronts on three streets the block will not be affected; that the residence part of the site which fronts on Hendrickson street is faced with non-conforming uses in block 8558, lot 61 being used for the storage of material and lots 55 and 57 being used for the storage of machinery; that the provision to park patrons' cars on the site will alleviate any parking problem which this restaurant might create; that the building will be reconstructed and extended in a modern manner; that in view of these facts and as it is only proposed to extend a present legal use and as all entry to the site, both for the public and patrons' cars, will be confined to the business zone, except for emergency exits, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property for parcel 1A since November 24, 1941; for parcels B, C, E and F since November 17, 1953 and for parcel D since June 1, 1946; that the assessed valuation of land is \$58,300 and of the buildings \$29,300, making a total of \$87,600; that the building was erected 1937; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board and the committee recommends that the application should be granted on condition, and included in the conditions should be the requirement that there should be no openings to Hendrickson street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, Subdivision c, to permit the extension of the existing restaurant building substantially as proposed and as indicated on plans filed with this application marked "Received December 30, 1953," 5 sheets, and to permit the space proposed for parking for the use of patrons' cars; that such parking space shall be leveled substantially to the grade of the surrounding streets and shall be surfaced with clean gravel or steam cinders and treated with a binder; that on the interior lot lines where walls of existing buildings do not occur, there shall be erected as proposed a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except that any existing fence of not less than such height may be continued, provided it is maintained in good condition; that all openings to the premises and to the parking area shall be from Flatbush avenue; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 940-53-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

940-53-A

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Appeal filed December 30, 1953, from a decision of the borough superintendent.

PREMISES AFFECTED—2544 Flatbush avenue, 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleibert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 7, 1953, on Alt. Applic. 1919/52, reads:

"3. Area of Class 3 building with proposed extension will exceed the permissible area under Sec. 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states the building is 2 stories, 15 ft. and 25 ft. in height, 100 ft. by 90 ft. in area at street level, 20 ft. by 34 ft. 4 in. in area at typical floor level, of Class 3 construction, erected in 1937 on a lot 340 ft. in front by 200 ft. in depth, in business and residence use, D area, Class 1 height district, used and occupied since 1937: 1st floor—restaurant, dancing, dining, cabaret, catering and parking of patrons' cars, 1550 persons; 2nd floor—1 family dwelling; proposed to be increased in area at 1st floor to 100 ft. front by 180 ft. in depth, in Class 1 construction and used and occupied without change. The building is provided with one 2 ft. 6 in. wide wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; ladder and scuttle to roof is provided; and

WHEREAS, Certificate of occupancy 106729 issued September 8, 1942, upon B.N. 1949/41 permits the use of a portion of the premises for parking of motor vehicles of patrons of the restaurant; and Certificate of Occupancy #116112 issued December 13, 1946, on Alt. App. 2538/45 and PA 75/46 permits the following use and occupancy: first floor—restaurant, dining and dancing, 785 persons; 2nd floor—caretaker's apartment; and

WHEREAS, the applicant states that the premises are developed with a one-story building having a frontage of 100 ft. and a depth of 90 ft. with a small 20 ft. by 30 ft. 4 in. second floor of Class 3 construction; that the building was originally erected under N.B. Application 6330/37 and Certificate of Occupancy #84992 issued for a dining room and open air dancing pavilion; that this building was later extended under Alt. 4154/39 and Certificate of Occupancy #106694 issued for a cabaret, dancing, bar and restaurant; the building was again extended to its present size under Alt. 2538/45 as a restaurant, dining and dancing, and Certificate of Occupancy #116112 was issued; that Alteration 1949/41 and Certificate of Occupancy #106729 were issued permitting part of the lot for parking of motor vehicles for patrons of the restaurant; that Alteration 1919/52 was issued for the parking of patrons' cars within the business use portion of the lot; and

WHEREAS, the applicant states that it is now proposed to maintain the existing building and the use of restaurant, dancing, dining, cabaret, catering and open parking of patrons' cars and to maintain the present use of the 2nd floor as a caretaker's apartment; it is also proposed to rearrange the inside partitions and erect a new extension of Class 1 construction having a width of 137 feet and an irregular depth of 90 feet; and

WHEREAS, the applicant contends that the present building is of Class 3 construction; that the proposed extension will be of Class 1 construction; that the entire building as extended will have an area of 22,190 square feet; that the allowable area for Class 3 construction fronting on three streets is 17,500 sq. ft., so that the proposed building will extend the allowable area by 4,690 sq. ft., but as the entire

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extension will be of fireproof construction and as the building will face on three streets and is 203 ft. distant to the north lot line, the area cannot be affected and no hazard exists; and

WHEREAS, the applicant states that such portable fire extinguishing apparatus will be installed as the Fire Commissioner may direct.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1919-52, Obj. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under companion application, Cal. #939-53-BZ, shall be complied with; that in view of the non-fireproof construction of the building the number of exits shall be double the capacity for a fireproof building; that the buildings shall not be increased in height or area; that all permits, including any cabaret or dancing permits, shall be obtained and all work completed within the requirements of the term as stated in the resolution as adopted under Cal. #939-53-BZ.

Adjourned: 12:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 1954, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

965-48-SA—Vol. II

APPLICANT—Beam Manufacturing Company, Division of Solar Corp., owner.

SUBJECT—Application reopened February 24, 1954—re AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine, Model F454AP, Wizzard Clothes Washing Machine, Model W454AP, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 965-48-SA-Vol. 11

Subject: Amendment to resolution as to additional trade names and model designations.

Beam Manufacturing Company Iowa, requested by filing an application dated January 18, 1954 that the resolution adopted December 14, 1948 and amended June 28, 1949 under Cal. No. 965-48-SA-Vol. 1 be amended so as to permit the marketing of the AMC Automatic Clothes Washing Machine under additional trade names. The application was reopened by a vote of the Board under Cal. No. 965-48-SA-Vol. 11, February 24, 1954.

Description

The Board, on December 14, 1948 under Cal. No. 965-48-SA-Vol. 1 approved the AMC Wizard Automatic Clothes Washing Machine and by amendment dated June 28, 1949 approved the AMC Model A149AP and Wizard Model W149AP. The requested models AMC 153AP and AMC 454AP are similar to the approved models differing only as to exterior styling. There has been no change in the water supply features of the machine.

Inspection

Details of the construction of the new models were compared with the details of the approved models by Asst. Engr. J. A. Darts Committee on Test and were found to be as described with only changes being the exterior styling.

Recommendation

On the basis of the inspection, the Committee on Test recommends that the resolution adopted December 14, 1948 and amended June 28, 1949 under Cal. No. 965-48-SA-Vol. I be amended so as to include the following trade names and model numbers (including the models previously approved under Cal. No. 965-48-SA-Vol. I) AMC Model A-149AP; AMC Model A-153AP; AMC Model A-454AP Wizard Model W-149AP; Wizard Model W-454AP, and Firestone Model F-454AP on condition that the requirements of the resolution adopted December 14, 1948 under Cal. No. 965-48-SA-Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of December 14, 1948 and June 28, 1949 in accordance with the above report.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened April 27, 1954—re ABC Oil Burner, Model 52A previously approved; Re: amendment of resolution as to additional trade name.

APPEARANCES—

For Applicant: Nonc.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1105-48-SA

Subject: Amendment of Resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois requested by letter dated April 1, 1954, that the resolution adopted May 3, 1949 under Cal. No. 1105-48-SA, be amended so as to permit the ABC Oil Burner, Model 52A to be marketed by the Crane Company, Chicago, Illinois under the trade name Crane Line Oil Burner Model 4872.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 under Cal. No. 1105-48-SA, wherein the ABC Oil Burner, Model No. 52 A was approved and permission granted to market the approved burner under additional trade names be amended so as to permit the ABC Oil Burner Model 52A to be marketed by the Crane Company, Chicago, Illinois under the trade name of Crane Line Oil Burner Model 4872, on condition that the requirements of the resolution adopted May 3, 1949 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 in accordance with the above report.

349-50-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application May 9, 1950—USG Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (fire retarded with USG Fire Retardant), approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of Committee of Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 349-50-SM

Subject: Amendment to resolution as to trade name.

United States Gypsum Company, New York requested by letter, dated April 8, 1954, that the resolution adopted December 19, 1950 under Cal. No. 349-50-SM be amended so as to permit the approved products known as Fire Retardant Weatherwood Insulating Tile, Plank and Building Board to be marketed under an additional trade name. The application was reopened by a vote of the Board May 4, 1954.

Purpose

The material is to be used as an acoustical and insulating tile on ceilings.

Description

There has been no change in the material, fire retardant paint or method of application.

Recommendation

The Committee on Test recommends that the resolution adopted December 19, 1950 under Cal. No. 349-50-SM be amended so as to permit the approved material known as Fire Retardant Weatherwood Insulating Tile, Plank and Building Board to be marketed under the trade of "U. S. G." Fire Retardant Insulating Tile, Plank and Building Board on condition that the requirements of the resolution adopted December 19, 1950 under Cal. No. 349-50-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 19, 1950 in accordance with the above report.

425-51-SA

APPLICANT—The Alstrom Corp., owner-manufacturer.
SUBJECT—Application June 11, 1951—Alstrom Safeguard Oil Preheater, Model DT, approval of.

APPEARANCES—

For Applicant: John J. Cesa and John A. Helliessen.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 425-51-SA

Subject: Amendment to resolution as to "pressure-trol," and "visual" indicator.

The Alstrom Corp. New York requested by letter dated February 1, 1954 that the resolution adopted November 14, 1951 under Cal. No. 425-51-SA be amended so as to modify the requirement as to pressuretrol. The application was reopened by a vote of the Board February 24, 1954.

Description

The Alstrom Safeguard Oil Preheater Model DT approved by the Board November 14, 1951 under Cal. No. 425-51-SA was equipped with a visual indicator constructed in accordance with Dwg. 1040-1 marked Recd June 15, 1951 which is on file with and is part of the record and the indicator was so arranged that it energized a pressuretrol which in turn shuts off the burner in the event of an oil or boiler water leak.

The requested modification are shown on Dwg 1093 marked Recd. February 2, 1954 and Dwg. 2112 marked Recd. March 26, 1954 shows a change in the rear head and the visual indicator.

The internal construction is the same, having the oil tube immersed in other tubes, filled with a neutral incombustible heat transfer liquid.

Recommendation

The Committee on Test recommends that the resolution adopted November 14, 1951 under Cal. No. 425-51-SA be amended so as to delete the requirement of the pressuretrol and that the visual indicator shall be in compliance with Dwg 1040-1 marked Recd. June 15, 1951 which is a visual indicator constructed glass protected by a steel guard. The Committee further recommends that the indicator as proposed on Dwg 2112 marked Recd. March 26, 1954 be rejected and further that all requirements of the resolution adopted November 14, 1951 under Cal. No. 425-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 14, 1951 in accordance with the above report.

517-53-SA

APPLICANT—The Kraissl Co., Inc., owner.
SUBJECT—Application June 22, 1953—Kraissl Fuel Oil Pumps, Kraissl Class 60 Series, approval of.

APPEARANCES—

For Applicant: Leland E. Mills.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 517-53-SA

Subject: Kraissl Fuel Oil Pump Class 60 Series, approval of.

The Kraissl Company, New Jersey, filed September 28, 1953, an application with the Board of Standards and Appeals

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for approval of the appliance known as Kraissl Fuel Oil Pump Class 60 Series under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is used to pump heavy fuel oil to supply oil burners.

Description

The pump head is of the internal gear type, machined so that at the reduced speeds necessary to handle heavy oils, maximum pressure and vacuum characteristics are obtained. The rotor and shaft are a solid forging which eliminates the possibility of misalignment due to the deflection of a rotor on a separate shaft. The pumps are furnished with a bronze journal bearing.

In the design of fuel oil pumps for heavy oils, the pumps must be slowed down to the speed at which the liquid being pumped can keep up with it; therefore; this pump is driven with a "V"-belt drive.

The Tuthill Pump was approved by the Board under Cal. No. 60-28-SA and by its action May 13, 1931 under Cal. No. 60-28-SA amended the resolution adopted July 10, 1928 under Cal. No. 60-28-SA so as to permit the approved pump to be marketed by the Kraissl Company under the trade name Kraissl Fuel Oil Pump. The present model "Series 60" is basically the same as the approved pump except that a "trap" has been provided at the bottom of the stuffing box, at which point, oil, which has worked its way along the shaft, is trapped. By means of internally provided channels, this trapped oil is returned to the suction zone of the pump, thus preventing leakage out of the stuffing box.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test and details of construction were compared with the pump approved July 10, 1928 under Cal. No. 60-28-SA and the difference, herein described, was noted.

Recommendation

On the basis of the data filed by the applicant the Committee on Test recommends the approval of the Kraissl Fuel Oil Pump Class 60 Series when constructed as herein described, for use in New York City when installed and operated in accordance with the Oil Burner Rules of the Board on condition that each pump bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 517-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

919-53-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application December 21, 1953—Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860, (preheaters for fuel oil), approval of.

APPEARANCES—

For Applicant: Henry M. Ficken.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 919-53-SA

Subject: Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860, approval of.

H. M. Ficken for Superior Combustion Industries Inc., filed December 21, 1953 an application with the Board of Standards and Appeals for approval of the Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850 and 860, under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater.

Description

The appliance is a standard shell and tube type preheater and is so arranged that the oil is in the tubes and the water is in the shell. The shell is of steel pipe having a minimum wall thickness of $\frac{1}{8}$ inches and the tubes are $\frac{5}{8}$ " OD-16 B.W.G. The top of the shell contains a dome in which a probe is submerged. This probe is electrically connected to the electric current of the burner through a Warriek Relay. The water in the shell acts as a conductor to complete an electrical circuit. Should oil get in the water, the current through the relay is broken, the Warriek Relay. "Drops out" and the oil burner is cut off.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test and H. M. Ficken, representing the applicant. The tests were conducted to simulate a break in the oil tube thereby introducing oil into the water in the shell; this was done under various water flow conditions ranging from 4 gallons per hour to 10 gallons per hour using 1 oz. of oil in all cases with the water being 140° F. In all cases the probe functioned as required and cut off the burner when the oil flowed into the well and broke the current. The maximum length of time was 15 seconds when the flow was 10 gallons per hour. The shell and tube were also hydrostatically tested to twice the working pressure.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Superior and Teco Oil Heaters, Models 420, 430, 440, 540, 640, 660, 740, 840, 850, and 860 on condition that the heater be constructed as herein described; that the probe, in addition to being connected to the burner so as to cut the burner off in the event of an oil leak, shall also be connected to both a visual and audible alarm system, that will operate when the burner goes off due to oil leakage into the shell and further that all installations shall comply with the requirements of the Oil Burner Rules of the Board and each appliance shall bear the label permanently affixed reading as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 919-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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86-54-SM

APPLICANT—E. H. Lambert and Co., Agent for Airtherm Manufacturing Co., owner.

SUBJECT—Application January 27, 1954—Airtherm Direct-fired Gas Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000, approved of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 86-54-SM

Subject: Airtherm Direct Fired Heater (Gas fired) Model A650, A750, B1000, B1200, C1400, C1600, D1800, D2000, approval of.

Airtherm Manufacturing Company of St. Louis, Missouri, filed January 27, 1954 an application with the Board of Standards and Appeals for approval of Airtherm Direct Fire Heater (gas fired) Models A650, A750, B1000, B1200, C1400, C1600, D1800, and D2000 under the provisions of C26 Article 12 administrative Building Code.

Purpose

A complete gas fired self contained heating unit for large areas.

Description

The finned combustion chamber is oval in shape, constructed of 12 gauge steel. The combustion chamber is lined with a castable refractory, which is a silicon-carbide refractory with a high test transfer valve developed for this purpose. It is precast, form poured to the inside of the 12 gauge steel combustion chamber. Prior to pouring, the refractory, several hundred 5/16" x 1" steel studs are spot welded to the interior of the combustion chamber shell, and these studs are then completely covered with refractory material when the refractory is poured and molded into place. The studs act as a further binder in anchoring the refractory to the chamber. The tubular shape of the combustion chamber and the reinforcing feature of the welded studs represent a rigid binding of the refractory to the chamber shell.

The Convector tube section is constructed of 14 gauge steel and consists of a series of diamond shaped tubes which are welded to the tube header. The tube headers are constructed of 3/16" and 12 gauge steel.

An induced draft fan provides positive venting of the combustion chamber and convector tube section. An air switch is furnished on the induced draft fan for the purpose of shutting off the burner in the event of a draft failure due to a failure of the motor or a V-belt drive. Etc.

The main blower fans, three per unit, are of the forwardly curved blade type, double inlet, double width, dynamically and statically balanced. The fan and shaft assembly is mounted in heavy duty ball bearing pillow blocks.

Unit frame work is built of structural steel members. The unit casing is constructed of 16 gauge steel. All electrical devices not required for temperature of safety control are mounted in the control panelboard furnished on the heater. All starters, switches, relays, etc., are wired to their respective motors or controls, and are operated from the control panel. Wiring is in rigid conduit.

List of Standard Controls and Burners:

Main Disconnect Switch	Cutler-Hamer
Main Blower Fan Motor	Cutler-Hamer or Allen-Bradley
Starter	
Induced Draft Fan Motor	Ditto
Starter	Ditto
Hand-firing Switch	Minneapolis-Honeywell or White Rodgers
Fan & High Limit Control	Ditto
Room Thermostat	Minn.-Honeywell or Fireye
Combustion Safeguard Control	Ditto
Induced Draft Fan Over Running Control	Drysis
Air Switch	
Control Circuit Transformer	General Electric
Gas Burner	Webster or Eclipse

Airtherm Direct-Fired Heaters are supplied as a complete self-contained heating system, with burner, main blower fan motor, induced draft fan and motor, and all safety, operating and combustion safeguard controls for automatic operation. To complete the installation, after the equipment has been placed as desired it is then only necessary to connect the main power supply line to the disconnect switch which is mounted on the heater casing, connect the necessary fuel supply line to the burner, and provide an adequate vent stack. The units are manufactured in eight (8) capacity ratings, ranging from 650,000 BTU per hour output, 8600 CFM, up to 2,000,000 BTU per hour output, 26,500 CFM.

Inspection and Test

Models of this heater has been inspected at various locations. The heater is gas filled with approved type burners. The types were inspected by Chief Engr. L. V. Huber Committee on Test and J. C. Watkins representing the applicant.

Recommendation

On the basis of the investigation and the data submitted by the applicant the Committee on Test recommends the approval of the Airtherm Dual Fired Heater (gas fired) models A650, A750, B1000, B1200, C1400, C1600, D1800 and D2000 for use in New York City with natural manufactured or mixed gas on condition that each heater has a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City Under Cal. No. 86-54-SM." It is further recommended that this appliance shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

184-54-SA

APPLICANT—General Gas Light Co., owner.

SUBJECT—Application March 8, 1954—Humphrey Radiantfire Circulator Models 20, 40 and 60 (gas-fired), approval of.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 184-54-SA

Subject: Humphrey Radiant Fire Circulator, Model 20, 40 and 60 (gas-fired) approval of.

The General Gas Light Company owner-manufacturer filed March 8, 1954 an application with the Board of Standards and Appeals for approval of the Humphrey Radiant Fire Circulator Models 20, 40 and 60 (gas-fired) under the provisions of Article 12, Administrative Building Code.

Purpose

A gas fired radiant heat circulator, not to be used in garages or places of explosive atmosphere.

Description

These are warm air circulating heaters with raised ports, cast iron burners and radiant type sections. The pilots are stainless steel, dust proof type. A warm air outlet grille is provided for heat circulation. The outer casing and heat exchanger chambers are made of heavy gauge steel with chrome front guard hearth and reflectors. There is a built in type down draft diverter and a hand valve for manual operation. A gas pressure regulator is provided. A 4 inch diameter flue opening is provided at rear of the heater for chimney connection. A temperature control set consisting of room thermostats, low voltage, gas valve, a Baso safety pilot control with Humphrey Stainless Steel Dust-free pilot. The models differ as to input rating and Size model 20 has an input rating of 20,000 B.T.U. per hour. Width 19½ inches, height 32½ inches, depth 17½ inches. Model 40 has an input rating of 40,000 B.T.U. per hour, width 27 inches, height 32½ inches, depth 17¼ inches. Model 60 has an input rating of 60,000 B.T.U. per hour width 38½ inches, height 32½ inches, depth 17¼ inches. The radiant fire circulators have been approved by the American Gas Association Inc., for natural manufactured and mixed gas. Certificate number 2-(765-6.0 & 9.0).001 Model Number 60.

Inspection and Test

These models were inspected and tested at 23 Warren Street and found to operate as designed, present at the test were Chief Engr. L. W. Huber of the Committee on Test and J. A. Meier representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Humphrey Model 20, 40 and 60 Radiant Fire Circulator Gas Space Heaters for use in New York City with Natural Manufactured and Mixed Gas when installed and operated in accordance with this report and the provisions of C-26 Article 12 Administrative Building Code provided each heater to bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 184-54-SA." It is further recommended that these units shall not be installed in garages or places of explosive atmosphere.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

205-54-SM

Applicant—Elevator Entrances Inc., owner.

SUBJECT—Application March 16, 1954—Elevator Entrances Inc. One and one-half to 3 hour fireproof hollow steel flush type door (1¼" min. thickness), approval of.

APPEARANCES—

For Applicant: James H. Adams.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 205-54-SM

Subject: Elevator Entrances Inc. 1¼ inch thick—1½ to 3 hr. Fireproof Door, approval of.

Elevator Entrances Inc. Paterson New Jersey filed March 16, 1954 an application with the Board of Standards and Appeals for approval of the Elevator Entrances Inc. 1¼ inch thick—1½ to 3 hour Fireproof Door under the provisions of C26-610.0; C26-661.0; C26-662.0; C26-663.0 and C26-664.0 and C26-665.00 Administrative Building Code.

Purpose

The door is to be used on bi-parting swing or slide type elevator entrances.

Description

The door is made of two sheet of #18 U. S. gauge steel formed along side edges and are welded at lengths of approximately 4 inches and at intervals of approximately 8 inches on centers. The top and bottom of the door is closed with #16 U. S. gauge steel channels spotwelded to both face sheets on 4 inch centers.

The panels are stiffened with vertical ribs consisting of #16 U. S. gauge steel channels and interlocking strips spotwelded to the face panels at intervals of 4 inch centers. The maximum spacing of the reinforcing channels is 9 inches. The stile edges of the door are reinforced with #16 U. S. gauge angles; spotwelded at intervals of 4 inches on centers.

The door is reinforced for hinges and locks on in the case of slide operation with ¾ inch steel bar welded to top channel for hanger mounting.

The door is insulated with #6 air cell asbestos.

Inspection and Test

The manufacture of the door and the plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and the door was tested, in accordance with the requirements of C26-610.0 Administrative Building Code, at Protextal Laboratory in the presence of Asst. Engr. J. D. Darts Committee on Test and J. H. Adams representing the applicant.

The heat transmission at the end of the first half hour was 582°F which was 68° below the allowable maximum. The door successfully passed the fire and hose stream test for a 3 hr. fire resistive rating. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Elevator Entrance Inc., 1¼ inch thick 1½ to 3 Hr. Fireproof Door for use in biparting, swing or slide type elevator entrances on condition that each door bears a label, permanently affixed reading as follows: Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 205-54-SM" and further that the requirements of the Rules for Inspection of Approved Opening Protective Assemblies are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

240-54-SA

APPLICANT—General Gas Light Co., owner.
SUBJECT—Application April 8, 1954—Humphrey Royal Circulators (gas-fired), Models 620, 640 and 660 RV, approval of.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee of Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 240-54-SA

Subject: Humphrey Royal Circulators, (gas-fired) Models 620, 640 and 660 RV, approval of.

General Gas Light Company owner-manufacturer filed April 8, 1954 an application with the Board of Standards and Appeals for approval of the Humphrey Royal Circulators Models 620, 640 and 660 RV under the provisions of C26-Art. 12 Administrative Building Code.

Purpose

Circulator Type gas fired room space heaters; not to be used in garages or places of explosive atmospheres.

Description

These are all metal gas burning circulators in three sizes 20,000, 40,000, and 60,000 BTUs. They are equipped with 3" pressure regulators for manufactured gas and 5" pressure for natural gas. The burners are cast iron raised port type stainless steel pilot SPC-6 Baso Safety Pilot Valve. A built in type draft diverter is an integral part of the interior construction of the circulator and prevent any possible down-draft from affecting the burner operation. The heat exchanger is made of heavy gauge steel designed for efficient heating and circulation of the heated air. A lever type control valve is part of the manifold assembly for manual control of the heater. Outlet grilles are located on top and front of the heater for discharge of heat for room circulation. The models differ as to size and BTU input, model 620, is 2,000 BTU input model 640, 4,000 BTU input and model 660, 6,000 BTU input. These models are flue connected and have been approved by the American Gas Association for Natural Manufactured and Mixed Gases:

MODELS #260	CERTIFICATE #2 (1163.2) .001
" 640	" 2 1163.0001
" 660	" 2 1163.1401

Inspection and Test

These models #620, 640, 660 RV were inspected and tested at 23 Warren Street, New York City and found to operate as designed, present at the test were Chief Engr. L. V. Huber of the Committee on Test and J. A. Meier representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Humphrey Royal Circulators (gas-fired) Models 620, 640, and 660 RV for use in New York City when installed and operated in accordance with this report and the provisions of C26-Art. 12 Administrative Building Code provided each unit be labeled "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 240-54-SA." It is further recommended that these units

shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

419-39-SM—Vol. II

APPLICANT—Macomber Inc., Owner.

SUBJECT—Application for consideration—reopening for test and report and amendment of resolution—re Macomber V Joist (previously approved).

APPEARANCES—

For Applicant: A. W. Rawlins.

ACTION OF BOARD—Application reopened for test and report as to amendment of previous approval.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

86-47-SA—Vol. II

APPLICANT—McCarthy and McCooey, Inc., Agent for Pyrene Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report—Pyrene Foam Equipment, approval of (previously approved re Pyrene Air Foam System for fire extinguishing).

APPEARANCES—

For Applicant: Dan F. McCarthy.

ACTION OF BOARD—Application reopened as Vol. II for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

558-50-SA

APPLICANT—Norman Products Co., owner.

SUBJECT—Application for consideration—reopening for report and amendment as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

701-53-A

APPLICANT—Leonard F. Rothkrug, for Horace Greeley, owner.

SUBJECT—Appeal filed October 1, 1953—To review a decision of the borough superintendent.

PREMISES AFFECTED—140 Clinton street, west side, 40 ft. north of Livingston street (Block 264, Lot 23), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1953, on Alt. Applic. 3094/53, reads:

"8. Proposed rearrangement of encroachments beyond bldg. line is contrary to C26-233.0 of the Administrative Code."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 20 ft. by 45.75 ft. in area, of Class 3 construction, erected in 1898 on a lot 20 ft. front by 100 ft. in depth, in a restricted retail use, B area, Class 2 height district; used and occupied since 1928 as follows: Cellar—boiler and laundry rooms; 1st floor—doctor's office; 2nd and 3rd floors, 1 family each, for which no certificate of occupancy has been issued. The building is proposed to be altered and used and occupied without change except that the cellar will be used as a doctor's office in addition to a boiler room; and

WHEREAS, the applicant states that this appeal is solely to review the finding of the Borough Superintendent that the proposed rearrangement of encroachments beyond the building line is not within the limits of the existing encroachments and therefore is contrary to Sec. C26-233.0 of the Administrative Code; and

WHEREAS, the applicant states that it is proposed to alter the building so as to rearrange the cellar for doctor's office and to erect a multiple dwelling law type fire escape on the rear; that the proposed change of use of the cellar will allow additional space for the owner for professional offices in addition to the doctor's offices in the first floor; and

WHEREAS, the applicant states there is an existing outside stairway 2 ft. 10 in. wide, beginning 4 ft. 9 in. outside the building line and leading to the cellar entrance door; that this stairway was an existing encroachment beyond the building line prior to January 1, 1938; that there is an existing iron railing and gate located 10 ft. beyond the building line and a stair 7 ft. 8 in. in width located 2 ft. 7½ in. outside the building line and leading from the street to the first floor level of the building; that this railing, gate and stairs were existing encroachments beyond the building line prior to January 1, 1938; that the stairway to the first floor and the iron railing and gate are to remain in place unaltered; that the proposed change of cellar occupancy necessitates the rearrangement and reconstruction of the outside stair within the limits of the encroachments existing prior to January 1, 1938, to facilitate safe ingress and egress of patients from the doctor's offices; that it is proposed to have two steps 3 ft. 8 in. wide located 6 ft. 8 in. from the northerly side lot line and 9 ft. beyond the building line; that these two steps will lead to a platform and a stair of five steps, 11 ft. 4 in. wide located 5 ft. 4 in. beyond the building line and leading to a platform from which entrance to the cellar may be had through the present entrance to the cellar door at the street front; and

WHEREAS, the applicant contends that Section C26-233.0b permits the rearrangement and reconstruction of such parts of structures as project beyond the building line, provided such rearrangements and reconstruction is within the limits of projections existing before January 1, 1938; that as the proposed rearrangement and reconstruction of existing area is within the limits of the encroachments existing prior to January 1, 1938, the proposed alteration falls within the purview of Section C26-233.0b of the Administrative Code; and

WHEREAS, the applicant states that if a favorable determination is had on this appeal, the proposed rearrangement is

within the limits of the existing encroachment, the owner will then proceed to obtain concurrence of the Borough President, the Commissioner of Housing and Buildings or the Borough Superintendent, in accordance with Section C26-233.0 of the Code; and

WHEREAS, the plans filed with this appeal indicate that the existing projections beyond the building line consist of three steps leading up to the 1st story and projecting 2 ft. 7½ in. outside of the building line; eight steps leading down to the cellar story, projecting 4 ft. 9 in. outside of the building line and an iron railing and gate projecting 10 ft. outside of the building line, in addition to a vault, and that it is proposed to rearrange these projections so that the steps to the cellar will consist of five risers projecting a total of 6 ft. 4 in. beyond the building line and two risers projecting a total of 9 ft. beyond the building line and to retain the existing steps to the first floor and existing iron railing and gate now located 10 ft. beyond the building line; and

WHEREAS, in the opinion of the Board no part of the proposed rearrangement of the encroachment will extend beyond the existing iron railing now located 10 ft. outside of the building line; therefore such rearrangement as proposed is within the limits of the existing projection and may be permitted in the discretion of the borough superintendent with the concurrence of the Borough President as provided for in Subdivision b of Section C26-233.0 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3094/53, Objection No. 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted* so as to permit the Borough Superintendent to exercise his discretion with the concurrence of the Borough President as provided for in Section C26-233.0, Subdivision b, of the Administrative Code, *on condition* that the encroachment shall comply with all laws, rules and regulations applicable thereto and provided further that nothing herein contained shall be deemed to interfere with the right of the City acting through the Council or the Board of Estimate or any of its officers to direct removal or to maintain an action for the removal of such projection beyond the building line or for the collection of any penalty incurred in connection with the maintenance of the projection.

53-54-A

APPLICANT—Victor Bohm, for Marjorie Teperman, owner (Stylewear Display Accessories, Inc., lessee).

SUBJECT—Application January 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—599-601 4th avenue, southeast corner of 17th street, Block 631, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1954, as to Alt. Applic. 2651/53, reads:

"1. Provide at least two exit stairs as required by Sec. 270 of the Labor Law, enclosed in fireproof partitions and complying in all details with that section."

and

WHEREAS, the applicant states that the building is 2 stories, 26 ft. in height; 76 ft. by 40 ft. 2 in. in area at 1st floor; 76 ft. by 31 ft. 4 in. in area at 2nd floor; of class 3 construction; erected in 1922; located on a lot 76 ft. front by 40 ft. 2 in. in depth; in a business use, B area, class 1 and class ½ height district, and used and occupied since January 1954,—

MINUTES

cellar, storage; 1st floor, stores; 2nd floor billiard academy, for which certificate of occupancy #15660 was issued October 25, 1922 upon completion of work under Permit #8380, of 1922; and

WHEREAS, Violation #3587 of 1953, was issued October 19, 1953, for occupying the 2nd floor as a factory without obtaining a certificate of occupancy; and

WHEREAS, the applicant also states that the building is now occupied by retail stores on the 1st floor and the manufacture and sale and display of mannequin wigs on the 2nd floor, and it is now proposed to legalize this new occupancy; and

WHEREAS, the applicant contends that the building is provided with an enclosed stair with fire retarded partitions from the 2nd floor direct to the street on 4th avenue without openings on the 1st floor; that there is an emergency exit to the roof of the 1st floor extension from the 2nd floor through a 3 ft. 2 in. by 7 ft. fireproof self-closing door leading to an iron balcony and provided with a counter balanced stair to the street on 17th street front; that the cellar is used for ordinary use by the retail stores that there is an interior stair from the cellar to one of the retail stores and there are three outside stairs to 17th street, provided with flush iron sidewalk doors; that the wigs manufactured on the 2nd floor are produced mainly by hand and involve highly skilled work; that the occupancy is usually 3 persons employed at manufacturing and never more than five persons employed at manufacturing; that the second floor area is used in great part for office, display and storage of wigs and the floor area is divided by an 8 ft. high stud partition; that only an area of approximately 640 sq. ft. is available as a working area for manufacturing.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the Borough Superintendent, as to Alt. Applic. 2651/53, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed and as indicated on plans filed with this application marked "Received January 28, 1954" (2 sheets), "May 28, 1954" (2 sheets), and "June 18, 1954" (2 sheets), and as shown on such plans a secondary means of exit shall be maintained from the 2nd floor by means of a fireproof self-closing door opening upon the 1st story roof and leading to a fire escape with a counterbalanced stair to 17th street, provided such roof of the first story extension shall be made fireproof with a concrete or masonry slab and with roof surfacing of gravel on four-ply roofing, as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

330-54-A

APPLICANT—Arthur J. McDermott, for Arthur J. McDermott, Jacob A. and Georgia Post Visel, owners.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-01 Parsons boulevard, south-east corner of 90th avenue (Block 9756, Lot 28), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McDermott and William Leppin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Keating

Negative: Commissioner Kleinert and Deputy Chief Connors

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1954, acting on Alt. App. 781/54, reads:

"1. Change in use of frame residence to professional offices is contrary to C26-254.0 (table).

2. Residence not permitted on third floor of frame building C26-254.0 (table).

3. Minimum width of stair 3'-0. 6.4.1.a.

4. No toilet rooms permitted to open into stair enclosure. 6.4.1.8.2.

5. Required stair shall be in continuous enclosure to street level 6.4.1.11.

6. Stairway enclosure to comply with 6.1.2.2.5."

and

WHEREAS, the applicant states the building is 2½ stories 27 ft. in height, 23.46 feet front by 68 ft. in area, Class 4 construction, erected prior to 1908, located on a corner lot 23.46 ft. front by 101 ft. in area, in a retail use, B area, Class 1½ height district; used and occupied since 1940; Cellar—ordinary & heating plant; 1st and 2nd floor—professional offices 7 and 5 persons respectively, 3rd floor—dwelling, 1 family. The building is provided with one 36 in. wide wood stairs, enclosed in wood partitions, equipped with wooden doors which are not self-closing; stairhall leads directly to street and is provided with ladder and scuttle to the roof; and

WHEREAS, the applicant states the premises were acquired by a dentist in 1915 and he conducted his offices on the premises; and that in this connection maintained a waiting room, office and two operating rooms on the first floor, and two bedrooms on the 2nd floor and one attic room on the 3rd floor; that the building was extended in 1916 and continued to be used by the dentist in the practice of his profession and as a dwelling until 1939; that the present owners acquired the building November 1, 1940, and have since maintained their law offices on the premises and a portion of the building not so occupied has been devoted to residence use; that since November 1, 1940 and up to the present time the 1st and 2nd floors have been occupied as offices and the 3rd floor as a dwelling for one family; that the entire block upon which premises are located with the exception of the buildings is devoted to retail business; that the building in question has been occupied since 1915 for professional and residential purposes, and it is requested the Board permit its continuance as such; that it is not proposed to alter the existing conditions shown on plans filed with this appeal; that the purpose of making application to the Borough Superintendent under App. 781/54 was to procure a certificate of occupancy without which mortgage lending institutions will not advance funds to enable the owners to pay off the overdue existing mortgage; and

WHEREAS, the following motion was submitted for consideration:

"Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 781/54, Objs. 1 to 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed and as indicated on plans filed with this application marked 'Received April 27, 1954' (8 sheets), *on condition* that this variance shall continue only so long as the occupancy of the 1st and 2nd floors is by lawyers offices as proposed and with the 3rd or attic story as one apartment; that the building shall not be increased in height or area, and in all other respects shall comply with all laws, rules and regulations relative to the construction and occupancy."

and

WHEREAS, the Board deemed that the proposed occupancy should not be permitted in the Class 4 frame building and without a second means of exit from the floors above the first.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 781/54, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

374-54-A

APPLICANT—Morris Hannes, for Pentecostal Church of God, Inc., owner.

MINUTES

SUBJECT—Application May 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4320 3rd avenue, west side, 25 ft. 2 in. north of 44th street (1st floor); (Block 727, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 21, 1954, on Alt. Applic. 1735/53, reads:

"1. The change in occupancy of the first floor of this frame building from business to public use is contrary to the Bldg. Code, Sect. 2.1.3.5 and Sect. 4.1.2.

2. The exits from the first floor are not sufficiently remote from each other."

and

WHEREAS, the applicant states the building is 2 stories, 23 ft. in height, 25 ft. by 80 ft. in area at 1st floor, 25 ft. by 50 ft. in area at 2nd floor, of Class 4 construction, erected prior to 1896 on a lot 25 ft. front by 100 ft. in depth in an unrestricted use, A area, Class 1 height district; used and occupied since August 1949: Cellar—boiler, storage and toilets; 0 persons; 1st floor—church, 150 persons; 2nd floor apartment for rector; and proposed to be increased in area on the 1st floor to 25 ft. front by 100 ft. in depth and used and occupied as follows: Cellar—storage, boiler and toilets, 0 persons; 1st floor—church, 200 persons; 2nd floor—apartment for rector. The building is provided with one interior 3 ft. wide wood stairs, enclosed in fire-retarded partitions on the 1st floor and on the 2nd floor with partitions of wood lath and plaster. The 1st floor stair-hall doors are fireproof, self-closing; 2nd floor stairhall doors are of wood, not self-closing; and

WHEREAS, Violation #1030/53, issued March 30, 1953, was for changing the use of the building from store and one family to church on the 1st floor and 1 family on 2nd floor without obtaining a certificate of occupancy; and

WHEREAS, the applicant states that the building is of frame construction for the front 50 ft. with an extension on the 1st floor, 30 feet of brick construction; that it is now proposed to extend the first floor to the full depth of the lot, making the first floor extension fifty feet in depth and use the church for 200 persons, the 2nd floor to remain as a one family dwelling for the pastor; and

WHEREAS, the applicant contends as to Objection 1 of the Borough Superintendent's decision, that the owner purchased the property in August 1949 and immediately occupied the 1st floor as a church and the 2nd floor as an apartment for the pastor; that upon receiving Violation 1030/53 an architect was engaged, plans drawn and approved and contract was let to do the work necessary by the approved plans for use as a church on the 1st floor; that the contractor started work and then discovered that a portion of the building was of frame construction instead of Class 3 construction; that after a hearing by the Borough Superintendent on November 30, 1953, Alt. Applic. 1735/53 and Permit #4165/53 were revoked December 2, 1953 by the Borough Superintendent; that subsequently the applicant was engaged to prepare plans for the extension of the 1st floor of the building and to file the appeal with the Board and an amendment was filed to the alteration application, resulting in 16 objections being issued by the Borough Superintendent, of which 14 were complied with and the two remaining objections are the subject of this appeal; and

WHEREAS, the applicant further contends that it is necessary to have a location in the neighborhood as all the mem-

bers of the congregation live nearby; that the pastor tried to find another location but was unable to find a building close by, as the few buildings available were not suited to the purpose and would require extensive alterations to make same comply with the Building Code; that it was decided to make the building in question safe for the occupancy proposed in accordance with any recommendations by the Board; and

WHEREAS, the applicant contends that a sprinkler system installed in accordance with the requirements for converted dwellings on the 1st floor and cellar will provide protection for the occupants by putting out any fire that may occur in the 1st floor and cellar and prevent its spread; that such sprinkler system will be supplied by the domestic water supply of the building; that Section C26-254.0 of the Administrative Code recognizes a sprinkler system when it permits an increase in area of a building for business or garage structures; that if the percentage increase which amounts to 100% in area were applied to a church, then the permitted area for a one story building of frame construction would be 1200 sq. ft. in lieu of the 600 sq. ft. permitted by the Code; then if the Board feels the sprinkler system should be given credit for an increase in floor area, the excess in area of the frame construction would be only 50 sq. ft.; that Section 3.1.5 of the Building Code permits the sections applicable to each floor according to its use; that since the 2nd floor was always used for an apartment of frame construction, this section permits the continuation of this apartment on the 2nd floor and no change is required for this floor in its construction; that the fact the 1st floor and cellar ceiling will be fire retarded with rock lath and plaster will provide additional safeguard against the spread of fire; and

WHEREAS, the applicant contends as to Objection 2, that the exits are 23 feet apart, one being at the southerly side and the other through a fire-retarded passage through the hallway on the first floor; that in addition the 1st floor will have a sprinkler system which will help put out a fire if same should start; and

WHEREAS, the applicant contends that in view of the changes proposed and the fact it would be a hardship if this appeal were denied, as the owner would have to look for other quarters in the neighborhood which they cannot find, it is requested that this appeal be approved so that the 1st floor can be used for a church and the 2nd floor as an apartment for the pastor; and

WHEREAS, an examination of Alt. Applic. 1735/53 indicates that it was filed with the Borough Superintendent April 21, 1953, describing the building as non-fireproof construction; and proposing to obtain a certificate of occupancy for the 1st floor as a church with an occupancy of 100 persons; that on May 29, 1953, 13 objections to the approval of the application were issued by the Borough Superintendent; that on June 4, 1953, upon filing of cloth plans this application was approved and permit issued September 14, 1953; that under date of November 3, 1953, the Borough Superintendent notified the owner, the architect and the contractor to appear to show cause why permit #4165/53 and Alt. 1735/53 should not be revoked on the grounds of misrepresentation of material facts, and stated that the application represented the structure to be non-fireproof construction when as a matter of fact it was of frame construction; after a hearing held November 30, 1953, the Borough Superintendent on December 2, 1953, revoked Permit #4165/53 and Alt. 1735/53, on which it was issued on the grounds of misrepresentation of material facts; and

WHEREAS, on January 26, 1954, an amendment was filed consisting of new engineer's affidavit, new specification sheet, showing existing side wall for a depth of 50 ft. to be of frame construction, and upon this amendment on February 5, 1954, 16 objections were issued by the Borough Superintendent; on February 26, 1954, the applicant requested reconsideration of Objections 4 and 8, which reconsideration was accepted, and on February 26, 1954, Objections 1 and 2, which are the subject of this appeal, were issued and again reissued April 21, 1954; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board and due consideration has been given to the proposals to attempt to make the place safe, but the Committee recommends that the application should not be granted.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1735/53, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

418-54-A

APPLICANT—James E. Casale, for 14 East 74th Street Corp., owner.

SUBJECT—Application May 26, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of legal yard.

PREMISES AFFECTED—69 East 80th street, north side, 80 ft. 6 in. west of Park Avenue, Block 1492, Lot 33½, Borough of Manhattan.

APPEARANCES—

For Applicant: A. F. Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1954, on Alt. Applic. 620-53, reads:

"Al. Bldg. not provided with a legal yard or a yard court of equivalent area, therefore building cannot be converted to multiple dwelling use."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 53 ft. in height; 20 ft. 6 in. front by 97 ft. 8 in. in depth at street level; 20 ft. 6 in. front by 63 ft. 7 in. in depth at typical floor level, of class 3 construction, erected 1904, located on a lot 20 ft. 6 in. front by 102 ft. 2 in. in depth, in a residence use, B area, class 1½ height, and used and occupied since 1949 as a two family dwelling, and proposed to be used and occupied as follows: cellar, boiler room and storage; basement, 1 apartment; 1st and 2nd floors, combined, one duplex apartment; 3rd floor, 1 apartment, 4th floor, 1 apartment; that the building is provided with one interior wood stairs, 2 ft. 8 in. average in width, enclosed in partitions of studs and plaster, equipped with wood self-closing doors; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #35745, was issued June 13, 1949, upon completion of work under Alt. Applic. 457-49, and permits the use and occupancy of the building as a 2 family dwelling; and

WHEREAS, the applicant states that the building was erected in 1904 as a one family dwelling; that in 1949, plans were filed to alter it to a 2 family dwelling and certificate of occupancy was issued for such use; that the building is 63 ft. 7 in. deep and has a two story extension at the rear extending back 35 ft. and has a width of 17 ft. 6 in.; that the area of the rear yard is 196 sq. ft. and the required rear yard area is 266 sq. ft. leaving a deficit of 70 sq. ft.; and

WHEREAS, the applicant contends that the apartment at the rear of the basement and the lower half of the duplex apartment on the 1st floor are the only two affected; that the extension stops at the 2nd floor level, therefore, the apartments on the 2nd, 3rd and 4th floors receive adequate light and air; that adjacent yards to the north and west afford a well ventilated area; that it is a great hardship for the owner to be required to maintain the building in its present condition as she resides in the duplex apartment on the 1st and 2nd floor; that as a multiple dwelling, three additional apartments could be installed and the revenue obtained from them would alleviate the current hardships; that it is therefore requested

that the Board pursuant to the powers vested in it under Section 310 of the Multiple Dwelling Law grant a variance to enable the premises to be converted to a multiple dwelling use.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 620/53, Objection A1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the existing yard and courts to be accepted in lieu of the requirements in connection with the proposed alteration of the building as a converted Multiple dwelling, *on condition* that the open spaces as indicated on adjoining lots and as shown on plans filed with this appeal marked "Received May 26, 1954," (12 sheets), be maintained; that this variance shall continue only so long as such open spaces on adjoining lots as shown on such plans remain, and that in all other respects the building and occupancy shall comply with the requirements of the Multiple Dwelling Law and all other laws and rules applicable to the building and occupancy; that the building shall not be increased in height or area.

909-50-A—Vol. II

APPLICANT—Sidney Daub, for Moe Mandell, owner.

SUBJECT—Application for consideration—reopening as Vol. 11—Appeal from a decision from the borough superintendent; previously granted on condition.

PREMISES AFFECTED—446 West 36th Street, south side, 200 ft. east of 10th avenue (Block 733, Lot 62), Borough of Manhattan.

APPEARANCES—

For Applicant: Arion Abramchik.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as V. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. 11—Appeal from a decision from the borough superintendent; previously withdrawn—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—120 Bruckner boulevard, south west, corner of Brook avenue (Block 2277, Lot 10), Borough of Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

210-53-A

APPLICANT—Pappas Restaurant, Inc., lessee, for Vascof Realty Corp., owner.

SUBJECT—Application March 19, 1953—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—252 West 14th street, south side, 80 ft. east of 8th avenue (1st floor and mezzanine); (Block 618, Lot 7), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: George P. Morfogen.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

800-53-A

APPLICANT—Reginald S. Hardy, for Woodside De-
velopers, Inc., owner.

SUBJECT—Application November 4, 1953—Application
filed pursuant to section 35, General City Law re premises
located in bed of mapped street—proposed widening of
60th street.

PREMISES AFFECTED—32-48 to 32-60 60th street, west
side, 100 ft. north of Northern boulevard (Block 1160,
Lot 36), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Appeal withdrawn. The applicant
states that the same building is subject of an application
for a building zone variance under Cal. No. 722-53-BZ,
and that amended plans have been filed which eliminate the
portion of the building that was formerly proposed to be
in the bed of the mapped street.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

906-53-A

APPLICANT—Sherlut Inc., for The Park Lexington Co.,
Inc., owner (Sherlut Inc., lessee).

SUBJECT—Application December 17, 1953—Appeal from
an order and a decision of the fire commissioner.

PREMISES AFFECTED—490 Lexington avenue, south-
west corner of East 47th street (street floor); (Block
1301, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: James B. Wigdor.

ACTION OF BOARD—Appeal withdrawn without preju-
dice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

229-54-A

APPLICANT—Howard H. Snyder, for Alden Hotel Corp.,
owner.

SUBJECT—Application March 17, 1954—Appeal from an
order of the fire commissioner.

PREMISES AFFECTED—221-226 (Central Park West
and 1-5 West 82nd street, northwest corner (Block 1196,
Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

202-42-A—Vol. II

APPLICANT—Fort Greene Refrigerating Service, Inc.,
lessee, for Conron Realty Corp., owner.

SUBJECT—Application reopened May 18, 1954 as Vol. II—
re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—170 Fort Greene place, west
side, 230 ft. north of Atlantic avenue (Block 2001, Lot
28); 171-173 Fort Greene place, east side, 314 ft. 10 in.
north of Atlantic avenue (Block 2002, Lots 14 and 15);
189-191 Fort Greene place, east side, 140 ft. 3 in. north
of Atlantic avenue (Block 2002, Lot 5), Borough of
Brooklyn.

APPEARANCES—

For Applicant: Abraham Greenberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 29, 1954, at 2
P. M. for inspection and report of the Fire Department
as to existing and proposed work.

645-48-A—Vol. II

APPLICANT—M. Martin Elkind, for William A. Bangert,
owner.

SUBJECT—Application reopened February 9, 1954 as Vol.
II—re Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north
side, 150 ft. east of 153rd street and 153-18 90th road
(2nd and 3rd floors); (Block 9754, Lot 53), Jamaica,
Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, 2 P.M.
for applicant to file revised plans.

353-49-A—Vol. II

APPLICANT—Gloster and Gloster, for 211 East 94th St.
Corp., owner.

SUBJECT—Application reopened March 9, 1954 as Vol. II
—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—207-213 East 94th street, north
side, 130 ft. east of 3rd avenue (5th floor); (Block 1540,
Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster and B. E. Bronk.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Laid over to June 29, 1954, 2 P.M.
for applicant to correct his appeal.

637-52-A—Vol. II

APPLICANT—Spear and Co., lessee (Nadeline Inc.,
owner).

SUBJECT—Application reopened November 4, 1953 as Vol.
II—Appeal from an order and a decision of the fire com-
missioner.

PREMISES AFFECTED—22-30 West 34th street, south
side, 425 ft. west of 5th avenue (Block 835, Lot 56),
Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 7, 1954, 2 P.M.
at request of applicant.

680-52-A—Vol. II

APPLICANT—Spear and Co., lessee, for Nadeline, Inc.,
owner.

SUBJECT—Application reopened November 4, 1953—Ap-
peal from a decision re an order of the fire commissioner,
(previously withdrawn).

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PREMISES AFFECTED—22-26 West 34th street, south side, 425 ft. west of 5th avenue (Block 835, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 7, 1954, 2 P.M. at request of applicant.

778-53-A

APPLICANT—John T. Kelleher, Borough Superintendent, Borough of Queens.

OWNERS OF PREMISES: Herman Haken and H. L. Kreuscher.

SUBJECT—Application October 30, 1953—Revocation of Certificate of Occupancy #Q91444 issued 9/14/53.

PREMISES AFFECTED—106-01 Merrick boulevard, southeast corner of 106th avenue (Block 10237, Lot 5), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halperin.

For Owner: Herman Haken.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1954, 2 P. M. for applicant to file a building zone variance.

114-54-A

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application February 17, 1954—filed pursuant to section 35, General City Law re premises located in bed of a mapped street-proposed widening of 132nd road and a decision of the borough superintendent.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road (Block 12981, Lot 118), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Edna Delmoor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1954, 2 P. M. for further consideration.

393-54-A

APPLICANT—J. T. Kelleher Borough Superintendent.

OWNERS OF PREMISES—Thomas J. and Margaret White.

SUBJECT—Application May 18, 1954—re Revocation of Certificate of Occupancy Q87507, issued February 24, 1953, re N.B. 5106-52.

PREMISES AFFECTED—150-29 116th street, east side, 98.63 ft. north North Conduit avenue (Block 11839, Lot 22), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Owner: J. S. Rapson, M. Garofano and Harold Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1954, 2 P. M. for applicant to file an "A" appeal.

384-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 547 West 133rd Street Corp., owner, Reliable Garage, lessee.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on

condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicle repairs, painting, spraying, welding and body and fender work, to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—547-551 West 133rd street, north side, 175 ft. east of Broadway, Block 1987, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 15, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution." (Alt. 153/53)

302-29-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use district, the extension in use of the present stores and garage for more than five motor vehicles, to include a motor vehicle repair shop.

PREMISES AFFECTED—146-156 East 98th street and 1159-1171 Winthrop street, northwest corner, Block 4616, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 13, 1947, on certain conditions; and

WHEREAS, the resolution was further amended on July 22, 1947; and

WHEREAS, the applicant requested another amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1929, as *amended* on July 22, 1947, by adding thereto:

"that in the event the owner desires to omit the individual store uses along Winthrop street, except for the corner store which he had previously requested, that such store use may be omitted and the space may be occupied as an auto showroom in connection with the

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adjoining section of the building and with openings to Winthrop street and curb cuts opposite, as passed on by the Borough Superintendent under Alt. App. 3601/44, objection denied June 21, 1954, as indicated on plans filed with this application marked 'Received June 9, 1954' (1 sheet), *on condition* that there shall be but one opening between such showroom spaces and the garage located where shown and provided with one swinging and one sliding fire door; that such opening shall be not wider than 3 ft. 8 in.; and that all permits required shall be obtained for the entire building, including a certificate of occupancy, and all work completed within six (6) months from the date of this *amended resolution*" (Alt. App. 3601/44).

628-29-BZ

APPLICANT—Burke, Green and Groh, for Harry J. Pieper, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business district, the change in occupancy from auto showroom, to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one-half ton trucks.

PREMISES AFFECTED—71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended on June 23, 1931 and June 22, 1948; and

WHEREAS, time to obtain permits and complete the work was extended on December 21, 1948 and June 21, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1931, as thereafter *amended* through June 21, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 2847/47)

66-38-BZ

APPLICANT—Unger and Unger, for Federal Savings and Loan Association, New owner (Village Parking Station, lessee).

SUBJECT—Application for consideration—reopening, amendment of resolution as to size of lot, additional curb cut and extension of time to complete the work—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—340-354 6th avenue, east side, from West 4th street to Washington place, 151 West 4th street and 88-90 Washington place, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving G. Mehlman and Paul Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on November 20, 1948 and November 8, 1950; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1938, as thereafter *amended* by resolutions adopted through November 8, 1950, by adding thereto:

"that in the event the new owner, the Federal Savings and Loan Association desires to continue the parking use on the northerly end of the plot, as now proposed and as indicated on plans filed with this application, marked 'Received June 2, 1954' (1 sheet), such portion of the premises may be permitted, as passed on by the Borough Superintendent under Alt. Applic. 208/54, objection dated June 17, 1954, *on condition* that there shall be a woven wire fence of the chain link type or suitable picket fence maintained to enclose such portion of the plot to be used for parking, similar to the fences now on the premises; that a new curb cut to Washington place may be located as shown, not over 15 feet in width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except the existing subway service structure and a building not over 100 ft. in area and not over one story in height to be used as an office and shelter for the attendant, which building may be of frame; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such signs shall not exceed 25 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated; that the southerly portion of the plot formerly permitted for parking shall be discontinued, in view of the proposed construction of the bank building; that the curb cut now existing on West 4th street shall be restored to the satisfaction of the Borough President; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

359-47-BZ

APPLICANT—Ingram S. Carner, for Joseph Cilento, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough of superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th avenue, northwest corner (Block 4922, Lots 12 and 13), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 21, 1948; and

WHEREAS, the resolution was amended on June 1, 1949; and

WHEREAS, the applicant requested an extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, as thereafter *amended* by resolutions adopted through June 1, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision i for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; that all permits, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. App. 3576/46)

663-49-BZ—Vol. IV

APPLICANT—Siegel and Green, for Max Donner and Ardsley Management Corp., owners (Frank Solento and Carl Littman, lessees).

SUBJECT—Application for consideration—extension of the term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the addition of a miniature golf course and batting range to existing golf driving range and parking of patron's motor vehicles (previously granted by the Board under Vol. I, later amended to permit children's amusement park under Vol. II; amended under Vol. III to permit construction of 3 additional frame buildings for extension of amusement park).

PREMISES AFFECTED—1950 Houghton avenue, southeast corner of White Plains road and east side of White Plains road, from Houghton to Hermany avenues, Block 3674, Lot 1; Block 3675, Lot 1 and Block 3676, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Carl Littman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, term of variance and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on April 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, under Vol. III, as amended by resolution adopted May 4, 1954, under Vol. VI, only so far as it has reference to the

term of the variance, so that as *amended* this portion of the resolution shall read:

"that this variance may be for a term of ten (10) years from the date of this *amended* resolution, provided that the requirements of the resolutions above cited shall be complied with; and that all permits, including a certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution." (N.B. 1407/51 and Alt. 23/54)

57-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Albert Sheftman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to proposed sign—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a retail and unrestricted use B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air-raid shelter, without the required rear yard and courts and permitting the parking and storage of more than five motor vehicles on roof of building.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street, Block 780, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 27, 1951, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 2, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 18, 1950, as *amended* by resolutions adopted through June 2, 1954, by adding thereto:

"that irrespective of the requirements in the resolutions above cited, there may be in addition to those specified a sign on the face of the building on 31st street attached to the building of the size as indicated on plan marked 'Received June 7, 1954', that such sign may be of illuminated neon but shall be non-flashing; that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 193/49)

884-51-BZ

APPLICANT—Pasquale Palagano, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years the parking and storage of motor vehicles.

PREMISES AFFECTED—1818-1822 Bergen street, south side, 125 ft. east of Ralph avenue (Block 1451, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Pasquale Palagano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and term of variance extended and time to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this resolution" (3638/51).

877-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Gilbert Benne, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, accessory sales and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2287-2297 McDonald avenue and 50-60 Village Road north southeast corner, Block 7125, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1952, on certain conditions; and

WHEREAS, the resolution was amended on December 9, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1952, as thereafter *amended* by resolutions adopted through June 30, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution." (NB 1410/51)

37-52-BZ

APPLICANT—Herman Kron, for Pauline Greenfield, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—Northeast corner of Teller avenue and East 166th street (Block 2429, Lots 1, 5 and 8), Borough of the Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 20, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained" (Alt. App. 3/52).

292-53-BZ

APPLICANT—Smith and Aigner, for John McGinnis, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the sale and display of cemetery monuments, and the erection and maintenance of a building to be used as an office and two car garage.

PREMISES AFFECTED—57-20 164th street, west side, 133.51 ft. south of North Hempstead turnpike (Block 6730, Lot 44), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the application was granted by the Board on December 8, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 8, 1953, only so far as it has reference to the time within which to

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obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed and additional time is required to fully complete and obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (N.B. App. 454/53)

429-53-BZ

APPLICANT—Rueben A. Lazarus, for The Seamen's Bank for Savings, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 21 and 19A(j) of the zoning resolution, permitting in a business use, B area and a 2½ times height district, the alteration and extension in height and area of existing building without the required setback for excess in height, and without the required rear yard, and with an outdoor loading berth smaller in width than required.

PREMISES AFFECTED—30 Wall street, north side, 92 ft. east of Nassau street, Block 43, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus and Arthur P. Simon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially complete, that all permits required, including a certificate of occupancy, shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. 657/53)

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the proposed gasoline selling station in front of existing public garage, previously granted by the Board.

PREMISES AFFECTED—2717 Reservoir avenue west side 242.21 ft. north of West Kingsbridge road (Block 3248, Lot 46) Borough of Bronx.

APPEARANCES—

For Applicant: Max Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. III—to consider extension of use and additional objection as to doors—re Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district, a proposed building to be used for car washing and simonizing in conjunction with gasoline service station and accessory building, (previously granted by the Board) and with curb cut and garage type doors within 50 ft. of corner.

PREMISES AFFECTED—3094 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119 Brigham street and 2228 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use and additional objection.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

448-46-BZ—Vol. III

APPLICANT—Jacob Lubroth and Son, for Edward and Arthur Senft, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (Decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the proposed change in use from garage for more than five motor vehicles to factory for light manufacturing and both basement and 1st floors of this building located in a residence use district (previously granted on condition).

PREMISES AFFECTED—2354-2372 East 19th Street, west side 100 ft. north of Avenue Z (Block 7403, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

453-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clairben Realty Corp., owner (Benjamin Chevrolet Co., lessee).

SUBJECT—Application for consideration—reopening to consider extension of building and uses—re Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the proposed use of premises for auto showroom, new and used cars, sale and display of more than five used cars, servicing and repairs of new and used cars, radiator repairs, wheel alignment, brake testing, lubrication, body and fender work, paint and spray work, welding machine shop, auto repairs (hand tools only),

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offices, parts storage and boiler room and using area in excess of area permitted; previously withdrawn.

PREMISES AFFECTED—2025-2039 Atlantic avenue and 214-228 Hopkinson avenue, northwest corner and 23-31 Radde place, Block 1564, Lots 1 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building and use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto washing, minor repairs (with hand tools only) and office.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

483-50-BZ—Vol. II

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution to permit in a business and unrestricted use district, the erection and maintenance of a building as an auto laundry, in conjunction with an existing gasoline service station previously approved by the Board.

PREMISES AFFECTED—5140-5460 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), borough of Manhattan.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

174-52-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Abe Feldman, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the parking of motor vehicles on a lot located in a residence use district; previously withdrawn.

PREMISES AFFECTED—59-05 to 59-15 Arverne boulevard and 224-230 Beach 60th street, southeast corner (Block 384, Lot 12), Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution to permit in a residence use district, the proposed parking in required open spaces, setback and proposed parking in a residence use district; previously withdrawn.

PREMISES AFFECTED—99-11 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road, 99-02 to 99-12 22nd avenue, 100-01 to 100-17 22nd road and 22-02 to 22-22 Berrian street (Block 1634, Lot 101), East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

283-53-BZ

APPLICANT—Saul Goldsmith, for Dorothea Teicher and Beverly Schneider, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution as to proposed type of occupancy—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, B area district, the erection and maintenance of a business building (factory) using more than the area permitted.

PREMISES AFFECTED—59-12 37th avenue and 37-02 to 37-18 60th street, southwest corner, Block 1214, Lot 53, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for reopening and amendment withdrawn by applicant.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

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MINUTES

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 15, 1954, as they appeared in Bulletin No. 25, Vol. 39, are hereby corrected to read as follows:

464-41-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Louis Rothberg and Fannie Privot, owners.

SUBJECT—Application for consideration approval of working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office; and permitting the sale and display of used cars and parking and storage of motor vehicles upon portion of plot.

PREMISES AFFECTED—3933-3939 3rd avenue, west side, 139.9 ft. north of East 172nd street (Block 2920, Lots 34, 35, 36 and 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 4, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1954, by adding thereto:

"* * * that the working drawing marked 'Received May 20, 1954' (2 sheets), *as revised by working drawings marked 'Received June 10, 1954' (2 sheets)*, are hereby *approved* as in substantial compliance with the resolution adopted by the Board on May 4, 1954." (N.B. 1279/53)

* Correction—Reference to revised working drawings marked "Received June 10, 1954" inserted in the resolution, as indicated in italics.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

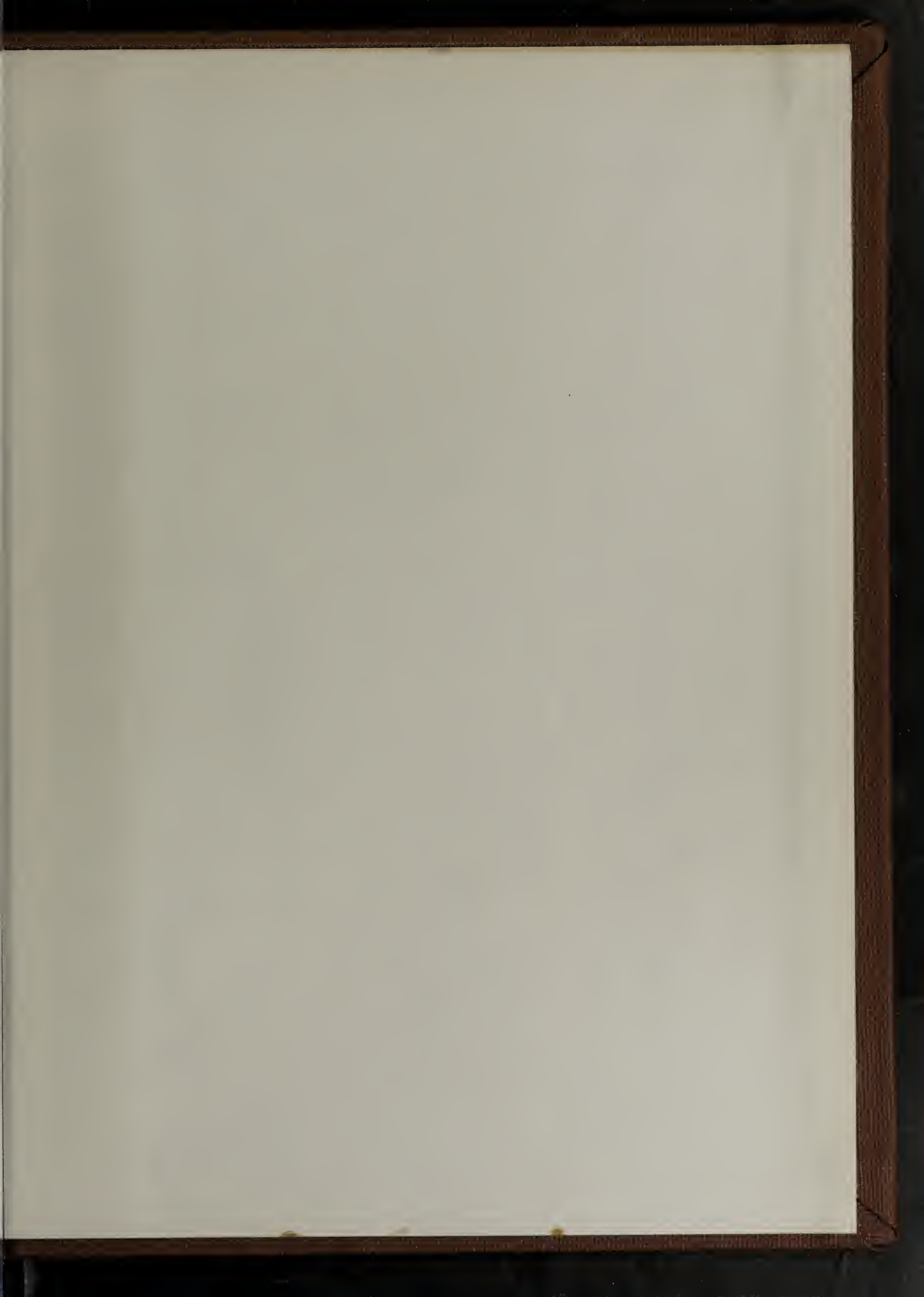
to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.



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